ORDINANCE O005-2026

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AMENDING CHAPTER 285 OF THE TOWNSHIP CODE TO ESTABLISH ARTICLE XXVIIE, ENTITLED "AHD AFFORDABLE HOUSING 1 DISTRICT," TO PROVIDE AFFORDABLE HOUSING UNITS TO BE DEVELOPED SUBJECT TO CERTAIN CONDITIONS AND REQUIREMENTS.

WHEREAS, the Township of Washington, Gloucester County, will satisfy its affordable housing obligation in accordance with the Mount Laurel IV regulations, the most recently adopted Housing Element and Fair Share Plan; and

WHEREAS, prior to the most recent Township of Washington Housing Element and Fair Share Plan, in 2025, the State of New Jersey provided a framework for municipalities to achieve constitutional compliance with regard to creating a realistic opportunity for producing a fair share of affordable housing for the Fourth Round; and

WHEREAS, N.J.S.A. 40:55D-62 provides the governing body with the power to create zoning districts and related requirements to effectuate the Husing Element and Fair Share Plan; and

WHEREAS, the Township Council recognizes the importance of providing a realistic opportunity to produce its fair share obligation for the Fourth Round and to allow for the opportunity of housing choices within the Township; and

WHEREAS, the most recently adopted Housing Element and Fair Share Plan and settlement agreement between the Township of Washington and the Fair Share Housing Center and Fieldstone at Ganntown Road, LLC, under Docket No.GLO-L-111-25 includes inclusionary developments to provide the Township with low and moderate income affordable units.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Washington, County of Gloucester, State of New Jersey, that Chapter 285 of the Township Cide, entitled "Zoning" shall be amended to add Article XXVIIE AHD Affordable Housing 1 District, as follows:

SECTION 1. Chapter 285 of the Township of Washington, entitled "Zoning" shall be amended to add the following:

Article XXVIIE AHD Affordable Housing 1 District

§285-173.26 Purpose

It is the intent of this ordinance to permit an inclusionary development of up to 10 units per acre provided that 20 percent of the units are set-aside, affordable to and occupied by very low, low, and moderate-income households.

§285-173.27 Permitted uses.

In the AHD Affordable Housing 1 District land, buildings or premises shall be used for the following:

A. Detached single family dwellings

B. Townhomes and stacked townhomes.

C. Multi-family

§285-173.27 Accessory uses

In the AHD Affordable Housing 1 District the following accessory uses shall be permitted:

A. Storage sheds

B. Enclosed facilities for the storage of garbage and recycling materials

C. Wastewater management or treatment facilities

D. Temporary construction or sales trailers

E. Amenity spaces which may include but are not limited to: multi-purpose lawn space, tot lots, clubhouse, pools, tennis courts, and trails.

F. Any other accessory use that is customary, incidental and subordinate to the principal use.

§285-173.28 Area and bulk regulations

A. The maximum permitted residential density: 10 units per acre

B. Minimum tract perimeter setback: 75 ft. This setback can be reduced to 50 ft. adjacent to residential use.

C. Stormwater management facilities may be incorporated into required perimeter buffers provided.

D. The overall tract will include a minimum of two tot lots.

E. Bulk requirements for detached single family dwellings:

(1) Minimum lot area: 6,050 square feet

(2) Minimum lot width: 55 feet

(3) Minimum lot depth: 110 feet

(4) Minimum front yard setback: 20 feet

(5) Minimum side yard setback: 7.5 feet

(6) Minimum rear yard setback: 25 feet

(7) Maximum building coverage: 40%

(8) Maximum impervious coverage: 60%

(9) Maximum building height: 35 feet

F. Bulk requirements for townhouses or stacked townhomes:

(1) Minimum lot or dwelling unit width: 20 feet

(2) Minimum front yard setback: 20 feet to property line, sidewalk or Curb is no sidewalk

(3) Minimum side yard setback: 0 feet interior / 5 ft end units with–20 feet minimum building to building separation

(4) Minimum rear yard setback: 25 feet

(5) Maximum lot coverage: 85%

(6) Maximum building height: 45 feet

G. Bulk requirements for multi-family dwellings:

(1) Minimum lot area: 20,000 square feet, or 2,000 square feet per dwelling unit, whichever is greater;

(2) Minimum front yard setback: 30 feet to property line, sidewalk or Curb is no sidewalk

(3) Minimum side yard setback: 20 feet

(4) Minimum rear yard setback: 50 feet

(5) Maximum lot coverage: 75%

(6) Maximum building height: 45 feet

§285-173.29 Additional Zoning Requirements.

A Residential dwellings shall be permitted to have open decks, patios, or porches that are attached to the principal structure that extend from the building face. In a front yard, such features may encroach into a required setback by up to 6 feet. In a rear yard, such features may encroach into a required rear setback by up to 10 feet.

B Accessory structures shall be permitted in side or rear yards only. All accessory structures except for fences and walls shall be setback from side and rear lot lines a distance no less than 3 feet.

C The maximum height of any accessory structure shall be 15 feet.

D. Sidewalks with a width of 4 feet shall be provided along the frontage of all proposed streets.

§285-173.30 Design Standards

A. Townhouse or multi-family dwelling structures shall be designed so that no more than 3 dwelling units in a row have the same front yard setback. Front setbacks shall be staggered by at least 2 feet within each structure of more than 3 dwelling units.

B. All single-family dwelling units shall be designed to incorporate internal storage space for garbage and recycling containers so that no such containers need to be stored outdoors.

C. When a subdivision of land is necessary, within the overall tract for the purposes of transfer of title or financing, the overall tract will be designed as an integrated development with: the provision of shared access and driveways; shared parking; a unified landscaping and signage plan: and a coordinated stormwater management plan. Cross easements shall be established to ensure that the entire tract will operate as one coordinated site.

D. One freestanding monument style sign to identify the overall residential development project and one neighborhood identity freestanding sign internal to community per entrance shall be permitted.

(1) Each sign shall have a maximum sign area of 40 square feet.

(2) The maximum height of a monument sign shall be 8 feet.

(3) Any sign shall be setback a minimum of 10 feet from the Right of Way, and shall not interfere with any required sight triangle distances.

E. Landscaping and lighting design standards:

(1) Deciduous shade trees be provided along all internal street frontages at a minimum spacing of 50 feet on center. (or an equivalent thereof), spacing may vary depending on utility, driveway and parking conflicts.

(2) Decorative landscaping in the form of shrubs, shade trees, and ornamental trees shall be placed along the exterior street frontages along the landscape buffer as a means to provide an attractive streetscape along the perimeter of the tract.

(3) No fences shall be permitted within the front yard, with the exception of fences along storm water basins.

(4) Fences shall have a maximum height of 6 feet within a side or rear yard.

(5) Freestanding street light fixtures shall have a maximum mounting height of 20 feet.

§285-173.31 Affordable Housing Requirements

A. In accordance with the Fair Housing Act, and the Uniform Housing Affordability Controls (UHAC), , and the municipal ordinance, a minimum of 20% of all residential dwelling units built within this district shall be set aside for very-low, low, and moderate income households. Should there be any conflict between the municipal ordinance and UHAC, the UHAC standard shall apply.

B. At least half of the affordable units shall be affordable to very low and low income households; and the remaining affordable units shall be affordable to moderate income households. The very low income units shall equal at least 13 percent of the total affordable units. A typical percentage of affordable housing shall be 13 percent very low, 37 percent low and 50 percent moderate income units. The affordable units shall be located on site and shall be reasonably dispersed throughout the community. The affordable housing shall be constructed in accordance with the affordable housing phasing schedule set forth in N.J.A.C. 5:97-6.4(d). No development fee shall be charged in addition to the set-aside requirement.

§285-173.32 Other regulations

A. There must exist approved public water and public sewer systems, which shall be available to each lot prior to the issuance of the building permit.

B. All other applicable regulations of this chapter shall be followed as required.

C To the extent there is a conflict between this ordinance and any other section of the Township's ordinances, this ordinance shall apply. To the extent there is a conflict between the Township ordinances and the New Jersey Uniform Housing Affordability Controls standards (UHAC), the UHAC standards shall apply. To the extent there is a conflict between the municipal ordinance and the New Jersey Residential Site Improvement Standards (RSIS), the RSIS shall apply.

SECTION 2. Block 20.01, Lot 2 shall be zoned AHD Affordable Housing 1 District.

SECTION 3. The Zoning Map of the Township of Washington is hereby amended to incorporate the AHD Affordable Housing 1 District.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be

deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5. This Ordinance shall take effect after publication is required.

INTRODUCTION: February 25, 2026

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

TOWNSHIP OF WASHINGTON

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

I, Christine Ciallella, do hereby attest the above Ordinance **O005-2026** was introduced at the Township of Washington Meeting on February 25, 2026. A public hearing will occur on March 11, 2026 at 6:00PM.

ATTEST:

Christine Ciallella, RMC, CMR
Township Clerk

ADOPTION: March 11, 2026

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

I, Christine Ciallella, do hereby attest the above Ordinance **O005-2026** was adopted at the Township of Washington Meeting on March 11, 2026 by Township Council after a public hearing which was scheduled for March 11, 2026. Said Ordinance shall take effect in accordance with the law.

ATTEST:

Christine Ciallella, RMC, CMR
Township Clerk

On this 11 day of March 2026, I hereby approve the above Ordinance **O005-2026.**

ANTHONY DELLAPIA, MAYOR