

ORDINANCE 0016- 2019

**WASHINGTON TOWNSHIP
GLOUCESTER COUNTY**

**ORDINANCE AMENDING CHAPTER 285 OF THE WASHINGTON
TOWNSHIP CODE ENTITLED "ZONING"**

WHEREAS, Chapter 285 of the Code of the Township of Washington, County of Gloucester regulates the development and use of land within the Township; and

WHEREAS, Chapter 285-17 regulates the issuance of zoning permits;

WHEREAS, the Zoning Officer of the Township of Washington has recommended there be certain amendments to the foregoing provisions of Chapter 285 entitled "Zoning" with respect to the issuance of zoning permits;

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.

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 Code of the Township of Washington entitled "Zoning" is hereby amended, revised and/or supplemented as follows:

SECTION 1: Chapter 285-17 entitled “Inspections” shall be replaced with the following:

“Section 285-17. Inspections.

No zoning permit required by this chapter shall be issued by the Zoning Officer until he/she shall have made such examination of the application and survey of the entire property and such inspection of the property as are necessary to enable him/her to determine whether the proposed structure or use of land will conform to the provisions of this chapter. No partial surveys shall be accepted. All surveys provided must be in the current property owners name. All surveys provided shall be no older than 10 years from the date of the zoning permit application, except that a survey which is older than 10 years may be accepted provided that the applicant for the zoning permit certifies that such survey accurately depicts the site conditions existing on the property at the time of the zoning permit application. No certificate of occupancy required by this article shall be issued until the subcode officials and Zoning Officer have made such inspection as is necessary to determine whether the erection or alteration of the building or structure has been completed in conformity with the provisions of this chapter or that the proposed use or occupancy of land will conform to the provisions of this chapter. It shall be the duty of the subcode officials and Zoning Officer, upon request of the owner, to make inspection at any stage of the erection or alteration of a building or structure for the purpose of determining whether such erection or alteration is in conformity with the provisions of the Uniform Construction Code and the provisions of this chapter, but the failure of the subcode officials or the Zoning Officer to make any such inspection shall not in any manner entitle such owner to

a certificate of occupancy if such erection or alteration when completed does not conform to the provisions of the Uniform Construction Code or the provisions of this chapter.”

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

SECTION 3: All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, shall be and the same are hereby repealed to the extent of such inconsistency.

SECTION 4: Should any section, paragraph, clause or any other portion of this Ordinance be adjudged by a Court of competent jurisdiction to be invalid, such judgment shall not affect or impair the remainder of this Ordinance.

SECTION 5: 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 6: 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 7: This Ordinance shall take effect thirty (30) days after the final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.


Introduced: April 24, 2019

	PERRY	LONGFELLOW	DOUGHERTY	PASQUALONE	WILLIAMS
YES	X	X	X	X	X
ABSTAIN					
NO					
ABSENT					
RECUSE					

Adopted: May 22, 2019

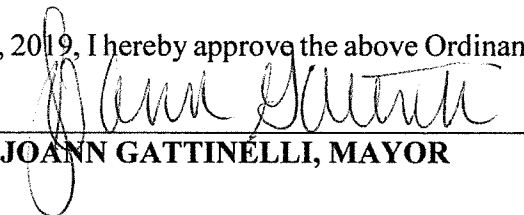
	PERRY	LONGFELLOW	DOUGHERTY	PASQUALONE	WILLIAMS
YES	✓	✓	✓	✓	
ABSTAIN					
NO					
ABSENT					✓
RECUSE					

TOWNSHIP OF WASHINGTON

BY: 
JOSEPH PERRY,
COUNCIL PRESIDENT

ATTEST:

CHRISSEY CIALELLA, RMC
TOWNSHIP CLERK

On this 5 day of June, 2019, I hereby approve the above Ordinance.

JOANN GATTINELLI, MAYOR