

ORDINANCE NUMBER 09 - 2018

**WASHINGTON TOWNSHIP
GLOUCESTER COUNTY**

**ORDINANCE EXTENDING THE COMMERCIAL INDUSTRIAL ZONING
DESIGNATION TO ENCOMPASS THE ENTIRE PROPERTY KNOWN AS
BLOCK 86, LOT 1.02 ("Property")**

WHEREAS, the Property is currently designated on the Township zoning map with a portion of the property zoned Rural and a portion zoned Commercial Industrial; and

WHEREAS, the Township's 1995 zoning map depicts the Property as located entirely in the CI zone; and

WHEREAS, in 2007, a prior owner obtained site plan approval from the Washington Township Planning Board to construct a storage center. At that time, the Planning Board found the Property was zoned entirely CI; and

WHEREAS, Township Council adopted a revised zoning map by Ordinance 46-2008, effective January 7, 2009. The Ordinance adopting the map does not reference with specificity changes in zoning to any property, but only provides that the map reflects various ordinances passed by the Township Council since May of 1995; and

WHEREAS, an independent review of all Master Plan updates and all ordinances rezoning land did not reveal any changes to the Property's 1995 zoning from 1995 until 2008; and

WHEREAS, the Property is located near the intersection of Hurffville-Cross Keys Road and Fries Mill Road, with frontage on both of those roads. These are both key transportation corridors within the Township, and rezoning the Property to CI is consistent with the intent of the Master Plan; and

WHEREAS, it is appropriate to eliminate the split lot zoning. As the power lines running through the Property limit its use for residential purposes, as well as the fact that the Property has site frontage on two main transportation corridors and is in close proximity to the Hurffville-Cross Keys Road / Fries Mill Road intersection, makes the Property more appropriate for CI zoning; 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, and State of New Jersey as follows:

SECTION 1. The Zoning designation of Commercial Industrial shall encompass the entirety of Block 86, Lot 1.02 also known as 268 Hurffville-Cross Keys Road.

SECTION 2. All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.

SECTION 3. The Township of Washington is hereby authorized to amend the Official Zoning Map of the Township of Washington in accordance with the provisions of this Ordinance.

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.

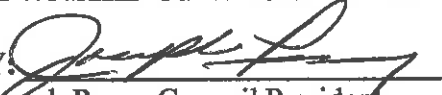
SECTION 5. This Ordinance shall be referred to the Township Planning Board for review, which shall be based on whether the proposal is substantially consistent with the Master Plan. The Planning Board has a period of thirty-five (35) days after referral to report on the proposed Ordinance.

SECTION 6. Pursuant to the Municipal Land Use Law, the Township Clerk is directed to give notice at least ten (10) days prior to the hearing on the adoption of this Ordinance to the County Planning Board pursuant to the provisions of N.J.S.A. 40:55D-15, and to owners of all real property as shown in current tax duplicates of the Township within 200 feet in all directions of the boundaries of the zoning district being changed by this Ordinance as well as all other agencies and in such manner as required by N.J.S.A. 40:55D-62.1. 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 final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Donato			X				
Fazio	X		X				
Longfellow				X			
Pasqualone						X	
Perry		X	X				

TOWNSHIP OF WASHINGTON

BY: 
 Joseph Perry, Council President

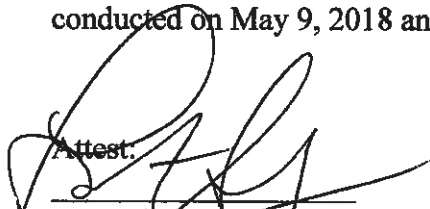
I do hereby attest the above Ordinance 09-2018 was introduced at the Township of Washington Meeting on April 11, 2018. A public hearing will occur on May 9, 2018 at 7:00pm, at 523 Egg Harbor Rd., Sewell, NJ.

ATTEST:

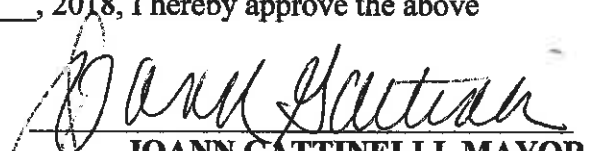
 Leo Selb, Township Clerk

	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Donato			X				
Fazio		X	X				
Longfellow				X			
Pasqualone				X			
Perry	X		X				

I do hereby attest the above Ordinance 09-2018 was Introduced at the Township of Washington Meeting on April 11, 2018 by Township Council. A public hearing was conducted on May 9, 2018 and adopted by Township Council.

Attest:

 Leo Selb, Township Clerk

On this 21st day of May, 2018, I hereby approve the above Ordinance.


 JOANN GATTINELLI, MAYOR

ADOPTED: _____