

ORDINANCE 10-2018

**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 regulates the development and use of land within the Township; and

WHEREAS, various sections of Chapter 285 regulate accessory structure standards, parking in residential zones and temporary signage; and

WHEREAS, the Zoning Officer of the Township of Washington has recommended that there be certain amendments to the foregoing provisions of Chapter 285 entitled "Zoning" to be consistent with changes in accessory structures, parking and residential zones, and the need for temporary signage; 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.

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 285-188 of the Code of the Township of Washington entitled "Accessory Structure Standards" shall be amended and/or supplemented as follows:

285-188C shall be replaced with the following: "Accessory Structures shall have a minimum rear yard setback of ten feet except for residential uses, which shall have a rear yard setback of three feet and a side yard setback of three feet."

SECTION 2: Chapter 285-199 entitled "Parking in Planned Residential Zones" is hereby modified, amended and/or supplemented as follows:

285-199B shall be replaced with the following: "It shall be unlawful to park or store a non-motorized recreational vehicle or any boat, except in a garage, car port, rear yard, or side yard."

SECTION 3: Chapter 285-225 of the Code of the Township of Washington entitled, "Signs; Exceptions and Exempt Signs; Temporary Signs" is hereby modified, amended and or supplemented as follows:

285-225C (1) shall be replaced with the following: "Businesses shall be allowed up to three temporary flags, which shall be no more than 20 square feet and shall be allowed for up to 31 calendar days."

SECTION 4: Except as set forth in Sections 1 to 3 above, the balance of the Code of the Township of Washington shall not be affected by this Ordinance.

SECTION 5: 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 6: 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 7: 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 8: 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 9: 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				
Fazzio		X	✓				
Longfellow	X		X				
Pasqualone			X				
Perry			X				

TOWNSHIP OF WASHINGTON

BY: 
Joseph Perry,
Council President

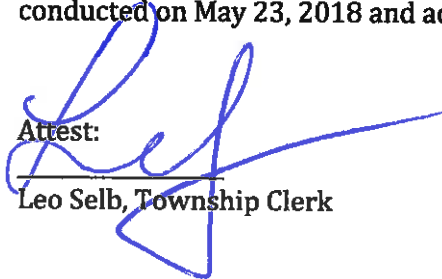
I do hereby attest the above Ordinance 10-2018 was introduced at the Township of Washington Meeting on April 25, 2018. A public hearing will occur on May 23, 2018 at 7:00pm, at 523 Egg Harbor Rd., Sewell, NJ.

ATTEST:

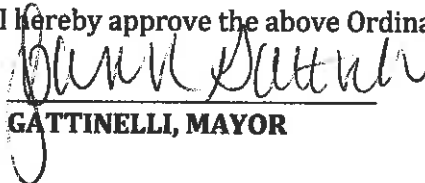
 Leo Selb, Township Clerk

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

I do hereby attest the above Ordinance 10-2018 was Introduced at the Township of Washington Meeting on April 25, 2018 by Township Council. A public hearing was conducted on May 23, 2018 and adopted by Township Council.

Attest:

 Leo Selb, Township Clerk

On this 24 day of May, 2018, I hereby approve the above Ordinance.


 JOANN GATTINELLI, MAYOR

ADOPTED: _____



Leo Selb, Jr.
Township Clerk
lseb@twp.washington.nj.us
Tel: (856)589-0520, ext.213 or 214
Fax: (856) 589-4122

Chrissy Ciallella
Township Deputy Clerk
cciallella@twp.washington.nj.us
523 Egg Harbor Road
Sewell, NJ 08080

TOWNSHIP OF WASHINGTON
GLOUCESTER COUNTY
Office of the Clerk

Mayor and Council
Township of Washington
P.O. Box 1106
Turnersville, NJ 08012

Attn: Leo Selb, Township Clerk

Re: Ordinance Number 10-2018

Dear Mayor and Council:

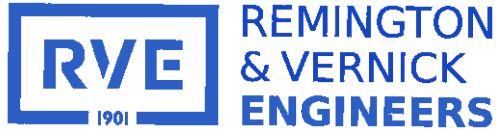
Please be advised that the Washington Township Planning Board reviewed Ordinance Number 10-2018 at its May 3, 2018 Planning Board meeting. The Township's Planning Board Planner, Joseph Petrongolo, P.E., explained to the Planning Board that the purpose of the Ordinance is to amend the accessory structure standards (Section 285-188.C), parking requirements in the Planned Residential Zones (Section 285-199.B) and to amend the temporary sign standards (Section 285-225) within the Township.

For the reasons noted in the letter from Joseph Petrongolo, P.E. dated May 4, 2018 and addressed to Mayor and Council (see attached), the Washington Township Planning Board voted to recommend adoption of Ordinance Number 10-2018 to Township Council and found that the proposed rezoning as to accessory structures and the sign ordinance is consistent with the Washington Township Master Plan. The Planning Board further found that the Master Plan is silent in regard to the proposed storage of nonmotorized recreational vehicles or boats.

Very truly yours,

Christine Ciallella
Planning Board Secretary

cc: *Via e-mail, without enclosures:*
Washington Township Planning Board Members
Timothy D. Scaffidi, Esquire, Planning Board Solicitor
Joseph Petrongolo, P.E., Planning Board Planner
Stuart Platt, Township Solicitor



RVE HQ:
232 Kings Highway East
Haddonfield, NJ 08033
O: (856) 795-9595
F: (856) 795-1882

May 4, 2018

Mayor and Council
Township of Washington
P.O. Box 1106
Turnersville, NJ08012-0876

Attention: Leo Selb, Clerk

Re: Ordinance Number 10-2018

Dear Mayor and Council:

The Planning Board reviewed Ordinance 10-2018 at its May 3, 2018 meeting. The purpose of this ordinance is to amend the accessory structure standards, parking requirements in the Planned Residential Zones and amend the temporary sign standards within the Township. Specifically, the proposed changes are as follows:

1. Section 285-188.C will be revised to allow accessory structures for residential uses to have a rear yard and side yard setback of three (3) feet. The current ordinances require a minimum rear yard setback of three (3) feet and a side yard setback consistent with the side yard requirements of the zone.
2. Section 285-199.B will be revised to allow nonmotorized recreational vehicle or any boat to be stored within the side yards. Currently nonmotorized recreational vehicle or any boat, can only be stored within a garage, carport or rear yard.
3. Section 285-225 will be revised to permit up to three (3) temporary flags no more than 20 square feet, and up to 31 calendar days for business uses. Currently one (1) banner per use is permitted.

In determining whether an amendment to the zoning designation is appropriate, the Planning Board should consider if the amendment is substantially consistent with the Master Plan. As the Board is aware, the General Reexamination of the Master Plan and Master Plan Amendment was adopted on May 18, 2010. The reexamination and amendment recommended that the Utility sheds and the sign ordinance be examined and amended as appropriate, which Ordinance 10-2018 would effectuate, therefore was our opinion that the proposed rezoning is consistent with and in conformance with the intent of the Master Plan of the Township of Washington. The Master Plan is however silent in regard to the proposed storage of nonmotorized recreational vehicle or any boat.

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May 4, 2018

The Board considered Ordinance 10-2018 and determined that the amendments to Section 285-188.C and Section 285-225 are substantially consistent with the Washington Township Master Plan. The Board determined that the amendment to Section 285-199.B is not consistent with the Master Plan however the Planning Board was of the opinion that it was appropriate and recommended that Council review and consider the proposed amendment for adoption.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely yours,

REMINGTON & VERNICK ENGINEERS



Joseph M. Petrongolo, E.L.A., R.L.A., P.P.

JMP/mcb

cc: Stuart Platt, Esq.
Timothy Scaffidi, Esq.