

ORDINANCE 30- 2017

WASHINGTON TOWNSHIP
GLOUCESTER COUNTY

**ORDINANCE REZONING THE PROPERTY KNOWN AS BLOCK 112.01, LOTS
14 AND 15.01 FROM ITS CURRENT NEIGHBORHOOD COMMERCIAL
ZONING TO HIGHWAY COMMERCIAL**

WHEREAS, the Township received a Zoning Change Request, dated July 27, 2016 ("Request"), from the attorney for Robert and Kathy Priest regarding property located at Block 112.01, Lots 14 and 15.01 on the Official Tax Map of the Township of Washington commonly known as 4110 and 4120 Route 42 (the "Property");

WHEREAS, the Property is currently zoned Neighborhood Commercial, and is owned by Robert and Kathy Priest;

WHEREAS, the Request seeks to rezone the Property from its current Neighborhood Commercial zoning to Highway Commercial, as recommended within the Washington Township General Reexamination of the Master Plan and Master Plan Amendment dated April 23, 2010 and adopted by the Planning Board of Washington Township on May 18, 2010;

WHEREAS, the Township and Planning Board Planner have reviewed the Request and confirmed that such Request would be beneficial to the Township of Washington, consistent with the current Master Plan of the Township and consistent with uses in the area of the Property,

WHEREAS, the Township and Planning Board Planner, Joseph Petrongolo, have recommended the rezoning of the Property;

WHEREAS, the Township Council desires to rezone the Property consistent with its Master Plan; 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 as follows:

SECTION 1. Block 112.01, Lots 14 and 15.01 also known as 4110 and 4120 Route 42 shall be rezoned as HC – Highway Commercial.

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 All Ordinances, or parts thereof, inconsistent with the provisions of this Ordinance, be and the same are hereby repealed to the extent of such inconsistency.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

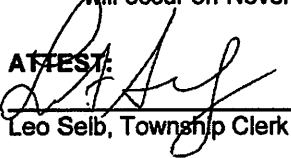
SECTION 7. This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

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

TOWNSHIP OF WASHINGTON

BY: 
Nick Fazio, Council President

I do hereby attest the above Ordinance O30-2017 was introduced at the Township of Washington Meeting on October 11, 2017. A public hearing will occur on November 8, 2017 at 7:00PM.

ATTEST:

 Leo Selb, Township Clerk

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

I do hereby attest the above Ordinance 30-2017 was adopted at the Township of Washington Meeting on November 8, 2017 by Township Council after a public hearing which was scheduled for November 8, 2017. Said Ordinance shall take effect in accordance with the law.

Attest:

 Leo Selb, Township Clerk

On this _____ day of _____ 2017, I hereby approve the above Ordinance.

Joann Gattinelli, MAYOR

