

ORDINANCE O004-2026

**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 XXVIID, ENTITLED “MEDIUM DENSITY AFFORDABLE HOUSING 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; AND

WHEREAS, the Township entered into a settlement agreement with Fieldstone at Ganntown Road, LLC; and

WHEREAS, the settlement agreement was authorized by the Township Council on December 17, 2025 and said settlement agreement is attached hereto as Exhibit A; and

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 XXVIIIE 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 XXVIID MDAH Medium Density Affordable Housing District

§285-173.20 Purpose.

The purpose of the MDAH Medium Density Affordable Housing District shall be to provide a means for satisfying a portion of the Township's affordable housing obligations through the construction of medium density inclusionary townhouse and stacked townhouses development.

§285-173.21 Permitted uses

In the MDAH Medium Density Affordable Housing District land, buildings or premises shall be used by right only for inclusionary townhouse development provided that all townhouse developments shall include an affordable housing set-aside of 15%. The townhouse units may be side by side or stacked.

§285-173.22 Accessory uses

In the MDAH Medium Density Affordable Housing District the following accessory uses shall be permitted:

- A. Sewage lift stations, pumping stations and similar utility uses.
- B. Model homes or sales offices within a development during the period necessary for the sale of new homes.
- C. Patios and Decks provided located to the rear of the main structure and comply with the rear and side yard setback requirements.
- D. Fences provided that fences on residential lots shall only be permitted in the rear yard.
- E. Any other accessory use that is customary, incidental and subordinate to the principal use.

§285-173.23 Area and bulk regulations

The following area and bulk regulations shall apply:

- A. Minimum tract size: 14 acres
- B. Maximum number of townhouse units: 60 residential units.
- C. Minimum building front yard setback to property line or curb: 20 feet.
- D. Minimum building rear yard setback to property line, curb or structure: 20 feet.
- E. Minimum building side yard setback: 12 feet.
- F. Minimum distance between buildings: 24 feet.
- G. Maximum building height: 35 feet.
- H. The width of the townhouse shall be 20 to 24 feet.

§285-173.24 Buffers

Buffer to residential use or zoned lots shall be provided as specified by this section:

- A. The width of the buffer shall be a minimum of 50 feet.
- B. The landscaped buffer shall be developed in accordance with the requirements of the Washington Township Landscape Ordinance.
- C. Buffers shall consist of either:
 - (1) Evergreen and deciduous plant material, earthen berms, or a combination of the same and shall provide a year-round visual screen. Such plantings shall provide a thick, dense visual buffer from the ground to a height of eight feet at the time of planting or construction.
 - (2) Areas containing naturally occurring vegetation such as wetlands or established woodlands shall qualify as buffers without the need for additional plantings.
- D. A planting strip with a width of 25 feet shall be installed along Ganttown Road.

§285-173.25 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.

SECTION 2. Block 116.41, Lots 1 and 2 shall be zoned MDAH Medium Density Affordable Housing District

SECTION 3. The Zoning Map of the Township of Washington is hereby amended to incorporate the MDAH Medium Density Affordable Housing 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.

D. A planting strip with a width of 25 feet shall be installed along Ganttown Road.

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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.

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SECTION 3. The Zoning Map of the Township of Washington is hereby amended to incorporate the MDAH Medium Density Affordable Housing District.

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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 **0004-2026** 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
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 **0004-2026** 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 **0004-2026**.



ANTHONY DELLAPIA, MAYOR