

**ORDINANCE NO. 2024-10**

**ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF WARREN,  
STATE OF NEW JERSEY ADOPTING THE REDEVELOPMENT PLAN FOR THE  
PROPERTY REFERRED TO AS THE WASHINGTON SOUTH REDEVELOPMENT  
AREA, COMMONLY KNOWN AS BLOCK 75 LOTS 1, 1.04, AND 1.05; BLOCK 76,  
LOTS 1, 1.01, 1.02 1.03, AND 4 ON THE TAX MAP OF THE TOWNSHIP**

**WHEREAS**, the Township Committee of the Township of Washington, in the County of Warren, State of New Jersey (the “**Township**”), a public body corporate and politic of the State of New Jersey (the “**State**”), is authorized pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the Township constitute an area in need of rehabilitation and/or an area in need of redevelopment; and

**WHEREAS**, in 2022, in accordance with the criteria set forth in the Redevelopment Law, the Township identified and designated the property referred to as the Washington South Redevelopment Area, commonly known as Block 75, Lots 1, 1.04, 1.05; Block 76, Lots 1, 1.01, 1.02, 1.03 and 4 on the tax map of the Township as an “area in need of redevelopment” (the “**Redevelopment Area**”); and

**WHEREAS**, the Planning Board must review the Redevelopment Plan and transmit its recommendations relating to the Redevelopment Plan to the Township Committee in accordance with the provisions of N.J.S.A. 40A:12A-7 of the Redevelopment Law; and

**WHEREAS**, upon receipt of the Planning Board’s recommendations relating to the Redevelopment Plan, the Township Committee believes that the adoption of the Redevelopment Plan is in the best interest of the Township; and

**WHEREAS**, the Planning Board has recommended revisions to Section 9.1.A.(3) to refine whether residential and commercial uses can coexist on the second floor of a single building and, if so, to provide specific standards to protect the residential use from the effects of the commercial use; and

**WHEREAS**, the Township Committee has revised Section 9.1.A.(3) to incorporate those changes.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF WARREN, STATE OF NEW JERSEY AS FOLLOWS:**

**Section 1.** The aforementioned recitals are incorporated herein as though fully set forth at length.

**Section 2.** Contingent upon the receipt of the Planning Board's recommendations, the Redevelopment Plan, attached hereto as Exhibit A and made a part hereof, is hereby adopted pursuant to the terms of N.J.S.A. 40A:12A-7 of the Redevelopment Law.

**Section 3.** The zoning district map in the zoning ordinance of the Township is hereby amended to include the "Redevelopment Area" per the boundaries described in the Redevelopment Plan.

**Section 4.** If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Ordinance.

**Section 5.** A copy of this Ordinance and the Redevelopment Plan shall be available for public inspection at the office of the Municipal Clerk during regular business hours.

**Section 6.** This Ordinance shall take effect in accordance with all applicable laws.

**NOTICE**

**NOTICE** is hereby given that the foregoing Ordinance was introduced to pass on first reading at a regular meeting of the Committee of Washington Township held on June 19, 2024 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a regular meeting of the Township Committee to be held on July 17, 2024 at 6:30 pm or as soon thereafter as the Township Committee may hear this Ordinance at the Municipal Building located at 211 Route 31 North; Washington, New Jersey 07882 at which time all persons interested may appear for or against the passage of said Ordinance.

Ann Kilduff, RMC  
Township Clerk