WASHINGTON TOWNSHIP

MUNICIPAL OFFICES
MORRIS COUNTY
LONG VALLEY, NJ 07853

43 Schooley's Mtn. Rd.
908-876-3315
Fax 908-876-5138

cc: Admin } done
Plan } 4/28/14

TO:

Township Clerk
Bedminster Township
1 Miller Lane
Bedminster, NJ 07921

Township Clerk
Chester Township
1 Parker Road
Chester, NJ 07930

Municipal Clerk
Town of Hackettstown
215 Stiger Street
Hackettstown, NJ 07840

Township Clerk
Lebanon Township
530 West Hill Road
Glen Gardner, NJ 08826-6400

Township Clerk
Mansfield Township
100 Port Murray Road
Port Murray, NJ 07865

Township Clerk
Township of Mt. Olive
P.O. Box 450 – Route 46
Budd Lake, NJ 07828

Morris County Planning Board
P.O. Box 900
Morristown, NJ 07963-0900
Attn: Rene Axelrod, Planning Aide

Township Clerk
Tewksbury Township
169 Old Turnpike Road
Califon, NJ 07830

RECEIVED
APR 28 2014
Mount Olive Township Clerk's Office

FROM: Nina DiGregorio
Township Clerk

DATE: April 22, 2014

Pursuant to N.J.S.A. 40:55D-15, attached is Ordinance RO-09-14, An Ordinance Of The Township Of Washington, County Of Morris, And State Of New Jersey To Amend Chapter 111, Land Use Procedures, And Chapter 217, Zoning, Of The Code Of The Township Of Washington To Provide An Exemption From Ridgeline Protection Requirements And To Regulate The Parking And Storage Of Trailers In Residential Areas

cc: Washington Township Planning Board
Washington Township Zoning Officer

#RO-09-14

PUBLIC NOTICE

Public notice is hereby given that the following ordinance was passed on the first reading at a meeting of the Township Committee of the Township of Washington, Morris County, New Jersey held on April 21, 2014, and that said ordinance will be further considered for final passage by the Township Committee at the Municipal Offices located at 43 Schooley's Mountain Road, Long Valley, New Jersey on May 19, 2014 at 7:30 P.M. at which time and place all persons who may be interested will be given an opportunity to be heard concerning same.

BY ORDER OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WASHINGTON

Nina DiGregorio, Township Clerk

DATED: April 21, 2014

RO-09-14

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY TO AMEND CHAPTER 111, LAND USE PROCEDURES, AND CHAPTER 217, ZONING, OF THE CODE OF THE TOWNSHIP OF WASHINGTON TO PROVIDE AN EXEMPTION FROM RIDGELINE PROTECTION REQUIREMENTS AND TO REGULATE THE PARKING AND STORAGE OF TRAILERS IN RESIDENTIAL AREAS

BE IT ORDAINED, by the Township Committee of the Township of Washington, in the County of Morris, and State of New Jersey, as follows:

SECTION 1. Chapter 111, Land Use Procedures, Article VI, Definitions, Section 111-46, Terms defined, is hereby amended and supplement in the following particulars only:

a. The term "**TRAILER OR MOBILE HOME**" is hereby repealed.

b. A new term, "Mobile Home", is hereby added to read as follows:

"**MOBILE HOME** A Mobile Home (sometimes colloquially referred to as a Trailer) is a unit of housing which is built on a permanent chassis and is designed to be used when connected to utilities, as a dwelling."

c. A new term, "Trailer", is hereby added to read as follows:

"**TRAILER** Every vehicle with or without motive power designed for carrying persons or property and for being drawn by a motor vehicle and so constructed that either (1) some part of its weight and that of its load rests upon or is carried by another vehicle or (3) no part of its weight rests upon the towing vehicle."

d. The term, "Dwelling, Detached", is hereby amended to read as follows:

"**DWELLING, DETACHED** A dwelling which is completely surrounded by permanent open spaces and which is not a trailer or mobile home."

e. The term "Dwelling, Single Family" is hereby amended to read as follows:

"**DWELLING, SINGLE FAMILY** A building occupied or intended for occupancy exclusively for one family or one household with direct access from the outside and further provided with cooking, sleeping and sanitary facilities for the exclusive use of the occupants of the unit and which is not a trailer or mobile home."

SECTION 2. Chapter 217, Zoning, Article V, Supplementary Lot, Height and Yard Regulations, Section 217-38, Steep Slopes, ridgeline, mountainside, hillside and viewshed

protection areas, Paragraph F, Ridgeline, mountainside, hillside and viewshed protection areas requirements, subparagraph (1), Applicability; review of plans; compliance, of the Code of the Township of Washington, Morris County, New Jersey is hereby amended and supplemented by the addition of item (a) to read as follows:

"(a) Exempt development. A shed 200 sq. ft. in area or less with a height of 10' or less, or an accessory pool involving 2,000 sq. ft. or less of disturbance and clearing, provided however, that such disturbance or clearing does not involve steep slope disturbance in excess of 1,000 sq. ft., shall be exempt from the requirements of this section provided that the shed or pool is installed within required setbacks."

SECTION 3. Chapter 217, Zoning, Article VI, Supplemental Regulations Governing Certain Uses, Section 217-46, Parking and storage of motor vehicles, the title, the introductory paragraph and paragraph A. Residential areas, only are hereby amended to read as follows:

"217-46 Parking and storage of motor vehicles and trailers. Parking and storage of motor vehicles and trailers shall be permitted in accordance with the following:

A. Residential areas.

(1) In all single-family residential zones, there shall be provided for each dwelling unit a minimum of two parking spaces. Said spaces shall be reasonably level, well-drained and covered with suitable stone/gravel or otherwise paved.

(2) No commercial vehicle having a cargo capacity of more than 3/4 ton or a gross vehicle weight classification of more than 6,000 pounds or a commercial trailer shall be parked or stored at any time in a residential zone except temporarily during the normal course of conducting the activity for which such a vehicle is primarily used.

(3) No motor vehicle or trailer without a current registration shall be permitted on any lot for a period in excess of 10 days unless parked or stored in a wholly enclosed garage.

(4) No motor vehicle or trailer shall be permitted to be stored or repaired (including but not limited to removal of wheels) outside of a garage so as to cause the same, at any time, to be in any disassembled or disabled condition. This shall not be construed as prohibiting an owner from working on one personal registered vehicle for a reasonable time not to exceed 30 days.

(5) Any commercial vehicle or trailer used in connection with a business or any vehicle or trailer containing or having displayed upon it any advertising or advertisement shall not be parked or stored in a parking area unless said area is in a side or rear yard not fronting on a street and shall, to the maximum extent possible, be obscured from view of the general public.

(6) Vehicles and trailers customarily incidental to farms and/or agricultural uses shall be exempt from these provisions, provided that such vehicles are located on a farm, as described and defined pursuant to N.J.S.A. 54:4-23.3 et seq."

SECTION 4. The Township Clerk is hereby directed to give notice at least ten days prior to hearing on the adoption of this Ordinance to the County Planning Board and to all other persons entitled thereto pursuant to N.J.S. 40:55D-15 and N.J.S. 40:55D-63 (if required). Upon the 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 the Ordinance as finally adopted with the Morris County Planning Board as required by N.J.S. 40:55D-16. The Clerk shall also forthwith transmit a copy of this Ordinance after final passage to the Township Tax Assessor as required by N.J.S. 40:49-2.1.

SECTION 5. This Ordinance may be renumbered for codification purposes.

SECTION 6. All ordinances of the Township of Washington, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 7. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 8. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

TOWNSHIP OF WASHINGTON
COUNTY OF MORRIS
STATE OF NEW JERSEY

ATTEST:

Nina DiGregorio, Township Clerk

By: Kenneth W. Short
Kenneth W. Short, Mayor

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