



WASHINGTON TOWNSHIP

MUNICIPAL OFFICES
MORRIS COUNTY
LONG VALLEY, NJ 07853

5/18/16
nu
cc: Adm.
Catherine
43 Schooley's Mtn. Rd.
908-876-3315
Fax 908-876-5138

TO:

Township Clerk
Bedminster Township
1 Miller Lane
Bedminster, NJ 07921

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

Township Clerk
Chester Township
1 Parker Road
Chester, NJ 07930

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

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

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

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

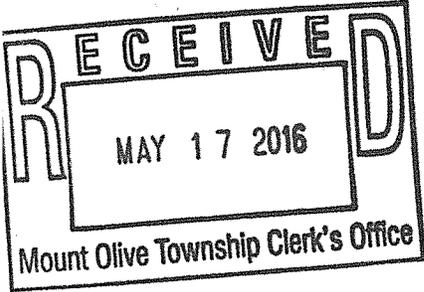
Township Clerk
Tewksbury Township
169 Old Turnpike Road
Califon, NJ 07830

FROM: Nina DiGregorio
Township Clerk

DATE: May 17, 2016

Pursuant to N.J.S.A. 40:55D-15, attached is Ordinance RO-09-16, An Ordinance of the Township Of Washington, County of Morris, and State of New Jersey to Amend Chapter 217, Zoning, of the Code of the Township of Washington regarding Section 217-38 Ridgeline, Mountainside, Hillside and Viewshed Protection Areas Requirements was introduced and passed upon first reading at a meeting of the Township Committee of the Township of Washington, in the County of Morris, State of New Jersey, held on **May 16, 2016**. It will be considered for final passage after a public hearing thereon, at a meeting of said Township Committee to be held in the Township of Washington Municipal Building in said Township on **June 20, 2016** at 7:30 pm and during the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in said Township of Washington Municipal Building to the members of the general public who shall request the same.

cc: Washington Township Planning/Zoning Official

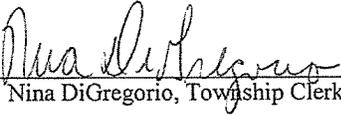


#RO-09-16

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 May 16, 2016 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 June 20, 2016 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: May 16, 2016

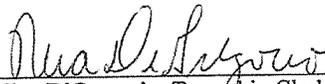
RESOLUTIONS TO BE READ UPON FIRST READING OF AN ORDINANCE

BE IT RESOLVED by the Township Committee of the Township of Washington that an Ordinance entitled:

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY TO AMEND CHAPTER 217, ZONING, OF THE CODE OF THE TOWNSHIP OF WASHINGTON REGARDING SECTION 217-38 RIDGELINE, MOUNTAINSIDE, HILLSIDE AND VIEWSHED PROTECTION AREAS REQUIREMENTS

be introduced and read by title on first reading by the Township Committee.

DATE: May 16, 2016



Nina DiGregorio, Township Clerk

BE IT RESOLVED by the Township Committee of the Township of Washington that an Ordinance entitled:

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY TO AMEND CHAPTER 217, ZONING, OF THE CODE OF THE TOWNSHIP OF WASHINGTON REGARDING SECTION 217-38 RIDGELINE, MOUNTAINSIDE, HILLSIDE AND VIEWSHED PROTECTION AREAS REQUIREMENTS

be adopted upon first reading.

BE IT FURTHER RESOLVED that said Ordinance shall be further considered for final passage at a meeting of the Township Committee on June 20, 2016 at 7:30 P.M. at the Washington Township Municipal Building, 43 Schooley's Mountain Road, Long Valley, New Jersey at which time and place all persons interested shall be given an opportunity to be heard concerning same.

BE IT FURTHER RESOLVED that the Clerk be authorized to advertise said Ordinance in full or in summary in the Daily Record according to law.

DATE: May 16, 2016



Nina DiGregorio, Township Clerk

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AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS, AND STATE OF NEW JERSEY TO AMEND CHAPTER 217, ZONING, OF THE CODE OF THE TOWNSHIP OF WASHINGTON REGARDING SECTION 217-38 RIDGELINE, MOUNTAINSIDE, HILLSIDE AND VIEWSHED PROTECTION AREAS REQUIREMENTS

WHEREAS, the Township Committee wishes to establish standards for the Township Engineer or Planner to review and approve an accessory structure that is 500 square feet or less in area and 16' or less in height on an existing lot of record within the Ridgeline, Mountainside, Hillside and Viewshed Protection Area, under certain circumstances, in lieu of the existing ordinance requirement for a property owner to make application to, and secure approval of a Ridgeline, Mountainside, Hillside and Viewshed Certificate of Compliance from the Planning Board or Zoning Board of Adjustment.

NOW, THEREFORE, 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 217, Zoning, Article V. Supplementary Lot, Height and Yard Regulations, Section 217-38, Steep slopes, ridgeline, mountainside, hillside and viewshed protection areas, Subsection F, Ridgeline, mountainside, hillside and viewshed protection areas requirements, paragraph (3), Requests for zoning permits and/or building permits, item c., of the Code of the Township of Washington, Morris County, New Jersey, is hereby amended and supplemented to read as follows:

"c. No such certificate of compliance shall be required for an addition to an existing dwelling located within the ridgeline, mountainside, hillside and viewshed protection areas except when such addition shall increase the habitable floor area of a dwelling by more than 25%. Incremental additions occurring after the date of adoption of this section which result in a cumulative increase in habitable floor area of 25% beyond the habitable floor area of the dwelling as of the date of the adoption of this section, shall be permitted only when such certificate of compliance has been received. Construction of new accessory structures such as detached garages on existing developed lots of record within the ridgeline, mountainside, hillside and viewshed protection areas shall require the issuance of such a certificate of compliance prior to the issuance of a Building Permit, provided, however, that no certificate of compliance shall be required for a building permit for an accessory structure on an existing lot of record when:

- 1) the accessory structure is 500 square feet or less in area; and
- 2) the accessory structure is 16' or less in height; and
- 3) the Township Engineer or Planner determines that the objectives of §217-38.F. are met or are not applicable to the proposed accessory structure development; and
- 4) the review fee as required by §217-38.F(10) has been paid."

SECTION 2. 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 3. This Ordinance may be renumbered for codification purposes.

SECTION 4. 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 5. 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 6. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

Introduced: May 16, 2016
Published: May 26, 2016
Adopted: June 20, 2016