

ORDINANCE NO. 2026-04

**ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF WARREN
AMENDING AND SUPPLEMENTING CERTAIN SECTIONS OF CHAPTER 123,
ENTITLED "ZONING," OF THE TOWNSHIP'S CODE TO ESTABLISH NEW
AFFORDABLE HOUSING OVERLAY ZONES OVER CERTAIN LOTS
WITHIN THE TOWNSHIP**

WHEREAS the Township of Washington Land Use Board adopted a Fourth Round Housing Element and Fair Share Plan ("HEFSP") on June 4, 2025 pursuant to the Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq), and the Township Mayor and Committee endorsed the HEFSP on June 18, 2025 via Resolution #2025-143; and

WHEREAS the Township's Fourth Round HEFSP received a challenge from the Fair Share Housing Center ("FSHC") in accordance with the timelines set forth in the Fair Housing Act ("FHA"), as most recently amended;

WHEREAS the Township has participated in a series of mediation sessions through the Affordable Housing Dispute Resolution Program and has entered into a Settlement Agreement with FSHC, which outlines a number of conditions imposed upon the Township before it may receive its Certificate of Compliance;

WHEREAS one such condition is that the Township address a minimum of 25% of its Fourth Round unmet need through redevelopment opportunities, and the Township has determined that it is appropriate establish seven (7) affordable housing overlays throughout the Township and, in doing so, create future opportunities for affordable housing;

WHEREAS the Township has a constitutional obligation to create a realistic opportunity for the construction of its fair share of the region's need for affordable housing; and

WHEREAS the Township wishes to foster development that provides an affordable housing set-aside;

NOW THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Washington, Warren County, New Jersey, that Chapter 123, entitled "Zoning," be amended as follows to establish the AH-1 Affordable Housing 1 Overlay, AH-1 Affordable Housing 2 Overlay, AH-3 Affordable Housing 3 Overlay, AH-4 Affordable Housing 4 Overlay, AH-5 Affordable Housing 5 Overlay, AH-6 Affordable Housing 6 Overlay, and AH-7 Affordable Housing 7 Overlay.

Section 1. Chapter 123-6, entitled "Zoning Districts," and Chapter 123-7, entitled "Zoning Map," is hereby amended to place the following parcel in the AH-1 Affordable Housing 1 Overlay:

Block 64, Lot 5

Section 2. Chapter 123-6, entitled "Zoning Districts," and Chapter 123-7, entitled "Zoning Map," is hereby amended to place the following parcel in the AH-2 Affordable Housing 2

Overlay:

Block 64, Lot 8

Section 3. Chapter 123-6, entitled “Zoning Districts,” and Chapter 123-7, entitled “Zoning Map,” is hereby amended to place the following parcel in the AH-3 Affordable Housing 3 Overlay:

Block 66, Lot 20.12

Section 4. Chapter 123-6, entitled “Zoning Districts,” and Chapter 123-7, entitled “Zoning Map,” is hereby amended to place the following parcel in the AH-4 Affordable Housing 4 Overlay:

Block 65, Lot 8.02

Section 5. Chapter 123-6, entitled “Zoning Districts,” and Chapter 123-7, entitled “Zoning Map,” is hereby amended to place the following parcel in the AH-5 Affordable Housing 5 Overlay:

Block 40, Lot 17

Section 6. Chapter 123-6, entitled “Zoning Districts,” and Chapter 123-7, entitled “Zoning Map,” is hereby amended to place the following parcel in the AH-6 Affordable Housing 6 Overlay:

Block 40, Lot 87.01

Section 7. Chapter 123-6, entitled “Zoning Districts,” and Chapter 123-7, entitled “Zoning Map,” is hereby amended to place the following parcel in the AH-7 Affordable Housing 7 Overlay:

Block 46, Lot 13

Section 8. Chapter 123-12.2, entitled “AH-1 Affordable Housing 1 Overlay” is hereby created to read as follows:

- A. The purpose of the AH-1 Affordable Housing 1 Overlay, which applies to Block 64, Lot 5, is to provide an area within the Township that is designated for opportunities that foster the development of inclusionary multifamily residential dwellings and mixed-use projects. The intent of this zone is that it will be developed as a single entity.
- B. Permitted Principal Uses:
 - a. Multifamily residential dwellings
 - b. Mixed-use projects consisting of residential units on the upper stories and any combination of retail and service uses on the ground floor, consistent with permitted commercial uses in the Highway Commercial (CZ) Zone, also including but not limited to: cafes and restaurants; business and professional offices; classroom activities such as art, exercise, and computer-based education; banks and financial institutions, pharmacies, adult and childcare facilities; gyms, health clubs, day spas; wellness counseling; animal medical emergency services,

distilleries/microbreweries, and similar establishments.

C. Permitted Accessory Uses:

- a. Uses and structures customarily incidental to a permitted principal use
- b. Public and private parking, including provisions for EVSE charging, conforming to Chapters 113 and 123-21 of the Township Code
- c. Fences and walls, conforming to Chapter 123-17 of the Township Code
- d. Signs, conforming to Chapter 123-24 of the Township Code
- e. Open space, common areas, passive recreation, and recreational facilities such as gardens, passive seating areas, walking paths, etc.

D. The following bulk standards shall apply:

- a. Minimum Lot Area: 40,000 square feet
- b. Minimum Building Setbacks:
 - i. Front Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - ii. Rear Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - iii. Side Yard (each): 30 feet
- c. Minimum Parking Setback: surface parking areas shall be set back a minimum of 15 feet from the principal building.
- d. Maximum Building Height:
 - i. Principal Structures: 3 stories / 38 feet. If the residential structure contains a ground-level enclosed parking area, then the calculation of the height and number of stories shall exclude the ground-level parking area. The height of the structure shall be measured from the finished floor of the first floor above the ground level parking area.
 - ii. Accessory structures: 15 feet
- e. Maximum Lot Coverage
 - i. Principal Structure: 30%
 - ii. Accessory Structure(s): 5%
- f. Maximum Impervious Coverage: 65%

E. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with Chapter 123-21 of the Township Code

- a. To the extent feasible, all off-street parking shall be located interior to the

property and have limited visibility from the public rights-of-way.

F. Maximum density: 6 units/acre

G. Number of Units:

- a. Maximum 5 total dwelling units.
- b. Development of the site shall provide for a 20% set-aside for family rental affordable units, at a minimum of 1 affordable unit. Affordable units shall be governed by Chapter 3, entitled "Affordable Housing Ordinance," of the Township Code.

Section 9. Chapter 123-12.3, entitled "AH-2 Affordable Housing 2 Overlay" is hereby created to read as follows:

- A. The purpose of the AH-2 Affordable Housing 2 Overlay, which applies to Block 64, Lot 8, is to provide an area within the Township that is designated for opportunities that foster the development of inclusionary multifamily residential dwellings and mixed-use projects. The intent of this zone is that it will be developed as a single entity.
- B. Permitted Principal Uses:
 - a. Multifamily residential dwellings
 - b. Mixed-use projects consisting of residential units on the upper stories and any combination of retail and service uses on the ground floor, consistent with permitted commercial uses in the Highway Commercial (CZ) Zone, also including but not limited to: cafes and restaurants; business and professional offices; classroom activities such as art, exercise, and computer-based education; banks and financial institutions, pharmacies, adult and childcare facilities; gyms, health clubs, day spas; wellness counseling; animal medical emergency services, distilleries/microbreweries, and similar establishments.
- C. Permitted Accessory Uses:
 - a. Uses and structures customarily incidental to a permitted principal use
 - b. Public and private parking, including provisions for EVSE charging, conforming to Chapters 113 and 123-21 of the Township Code
 - c. Fences and walls, conforming to Chapter 123-17 of the Township Code
 - d. Signs, conforming to Chapter 123-24 of the Township Code
 - e. Open space, common areas, passive recreation, and recreational facilities such as gardens, passive seating areas, walking paths, etc.
- D. The following bulk standards shall apply:
 - a. Minimum Lot Area: 1.5 acres
 - b. Minimum Building Setbacks:

- i. Front Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - ii. Rear Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - iii. Side Yard (each): 30 feet
 - c. Minimum Parking Setback: surface parking areas shall be set back a minimum of 15 feet from the principal building.
 - d. Maximum Building Height:
 - i. Principal Structures: 3 stories / 38 feet. If the residential structure contains a ground-level enclosed parking area, then the calculation of the height and number of stories shall exclude the ground-level parking area. The height of the structure shall be measured from the finished floor of the first floor above the ground level parking area.
 - ii. Accessory structures: 15 feet
 - e. Maximum Lot Coverage
 - i. Principal Structure: 30%
 - ii. Accessory Structure(s): 5%
 - f. Maximum Impervious Coverage: 65%
- E. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with Chapter 123-21 of the Township Code
 - a. To the extent feasible, all off-street parking shall be located interior to the property and have limited visibility from the public rights-of-way.
- F. Maximum density: 6 units/acre
- G. Number of Units:
 - a. Maximum 10 total dwelling units
 - b. Development of the site shall provide for a 20% set-aside for family rental affordable units, at a minimum of 2 affordable units. Affordable units shall be governed by Chapter 3, entitled "Affordable Housing Ordinance," of the Township Code.

Section 10. Chapter 123-12.4, entitled "AH-3 Affordable Housing 3 Overlay" is hereby created to read as follows:

- A. The purpose of the AH-3 Affordable Housing 3 Overlay, which applies to Block 66, Lot 20.12, is to provide an area within the Township that is designated for opportunities that foster the development of inclusionary multifamily residential dwellings and mixed-use projects. The intent of this zone is that it will be developed as a single entity.

B. Permitted Principal Uses:

- a. Multifamily residential dwellings
- b. Mixed-use projects consisting of residential units on the upper stories and any combination of retail and service uses on the ground floor, consistent with permitted commercial uses in the Highway Commercial (CZ) Zone, also including but not limited to: cafes and restaurants; business and professional offices; classroom activities such as art, exercise, and computer-based education; banks and financial institutions, pharmacies, adult and childcare facilities; gyms, health clubs, day spas; wellness counseling; animal medical emergency services, distilleries/microbreweries, and similar establishments.

C. Permitted Accessory Uses:

- a. Uses and structures customarily incidental to a permitted principal use
- b. Public and private parking, including provisions for EVSE charging, conforming to Chapters 113 and 123-21 of the Township Code
- c. Fences and walls, conforming to Chapter 123-17 of the Township Code
- d. Signs, conforming to Chapter 123-24 of the Township Code
- e. Open space, common areas, passive recreation, and recreational facilities such as gardens, passive seating areas, walking paths, etc.

D. The following bulk standards shall apply:

- a. Minimum Lot Area: 3.0 acres
- b. Minimum Building Setbacks:
 - i. Front Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - ii. Rear Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - iii. Side Yard (each): 30 feet
- c. Minimum Parking Setback: surface parking areas shall be set back a minimum of 15 feet from the principal building.
- d. Maximum Building Height:
 - i. Principal Structures: 3 stories / 38 feet. If the residential structure contains a ground-level enclosed parking area, then the calculation of the height and number of stories shall exclude the ground-level parking area. The height of the structure shall be measured from the finished floor of the first floor above the ground level parking area.
 - ii. Accessory structures: 15 feet

- e. Maximum Lot Coverage
 - i. Principal Structure: 30%
 - ii. Accessory Structure(s): 5%
- f. Maximum Impervious Coverage: 65%
- E. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with Chapter 123-21 of the Township Code
 - a. To the extent feasible, all off-street parking shall be located interior to the property and have limited visibility from the public rights-of-way.
- F. Maximum density: 6 units/acre
- G. Number of Units:
 - a. Maximum 20 total dwelling units
 - b. Development of the site shall provide for a 20% set-aside for family rental affordable units, at a minimum of 4 affordable units. Affordable units shall be governed by Chapter 3, entitled "Affordable Housing Ordinance," of the Township Code.

Section 11. Chapter 123-12.5, entitled "AH-4 Affordable Housing 4 Overlay" is hereby created to read as follows:

- A. The purpose of the AH-4 Affordable Housing 4 Overlay, which applies to Block 65, Lot 8.02, is to provide an area within the Township that is designated for opportunities that foster the development of inclusionary multifamily residential dwellings and mixed-use projects. The intent of this zone is that it will be developed as a single entity.
- B. Permitted Principal Uses:
 - a. Multifamily residential dwellings
 - b. Mixed-use projects consisting of residential units on the upper stories and any combination of retail and service uses on the ground floor, consistent with permitted commercial uses in the Highway Commercial (CZ) Zone, also including but not limited to: cafes and restaurants; business and professional offices; classroom activities such as art, exercise, and computer-based education; banks and financial institutions, pharmacies, adult and childcare facilities; gyms, health clubs, day spas; wellness counseling; animal medical emergency services, distilleries/microbreweries, and similar establishments.
- C. Permitted Accessory Uses:
 - a. Uses and structures customarily incidental to a permitted principal use
 - b. Public and private parking, including provisions for EVSE charging, conforming to Chapters 113 and 123-21 of the Township Code

- c. Fences and walls, conforming to Chapter 123-17 of the Township Code
 - d. Signs, conforming to Chapter 123-24 of the Township Code
 - e. Open space, common areas, passive recreation, and recreational facilities such as gardens, passive seating areas, walking paths, etc.
- D. The following bulk standards shall apply:
- a. Minimum Lot Area: 1.5 acres
 - b. Minimum Building Setbacks:
 - i. Front Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - ii. Rear Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - iii. Side Yard (each): 30 feet
 - c. Minimum Parking Setback: surface parking areas shall be set back a minimum of 15 feet from the principal building.
 - d. Maximum Building Height:
 - i. Principal Structures: 3 stories / 38 feet. If the residential structure contains a ground-level enclosed parking area, then the calculation of the height and number of stories shall exclude the ground-level parking area. The height of the structure shall be measured from the finished floor of the first floor above the ground level parking area.
 - ii. Accessory structures: 15 feet
 - e. Maximum Lot Coverage
 - i. Principal Structure: 30%
 - ii. Accessory Structure(s): 5%
 - f. Maximum Impervious Coverage: 65%
- E. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with Chapter 123-21 of the Township Code
- a. To the extent feasible, all off-street parking shall be located interior to the property and have limited visibility from the public rights-of-way.
- F. Maximum density: 6 units/acre
- G. Number of Units:
- a. Maximum 11 total dwelling units
 - b. Development of the site shall provide for a 20% set-aside for family rental

affordable units, at a minimum of 3 affordable units. Affordable units shall be governed by Chapter 3, entitled “Affordable Housing Ordinance,” of the Township Code.

Section 12. Chapter 123-12.6, entitled “AH-5 Affordable Housing 5 Overlay” is hereby created to read as follows:

- A. The purpose of the AH-5 Affordable Housing 5 Overlay, which applies to Block 40, Lot 17, is to provide an area within the Township that is designated for opportunities that foster the development of inclusionary multifamily residential dwellings and mixed-use projects. The intent of this zone is that it will be developed as a single entity.
- B. Permitted Principal Uses:
 - a. Multifamily residential dwellings
 - b. Mixed-use projects consisting of residential units on the upper stories and any combination of retail and service uses on the ground floor, consistent with permitted commercial uses in the General Commercial (GZ) Zone, also including but not limited to: cafes and restaurants; business and professional offices; classroom activities such as art, exercise, and computer-based education; banks and financial institutions, pharmacies, adult and childcare facilities; gyms, health clubs, day spas; wellness counseling; animal medical emergency services, distilleries/microbreweries, and similar establishments.
- C. Permitted Accessory Uses:
 - a. Uses and structures customarily incidental to a permitted principal use
 - b. Public and private parking, including provisions for EVSE charging, conforming to Chapters 113 and 123-21 of the Township Code
 - c. Fences and walls, conforming to Chapter 123-17 of the Township Code
 - d. Signs, conforming to Chapter 123-24 of the Township Code
 - e. Open space, common areas, passive recreation, and recreational facilities such as gardens, passive seating areas, walking paths, etc.
- D. The following bulk standards shall apply:
 - a. Minimum Lot Area: 4.5 acres
 - b. Minimum Building Setbacks:
 - i. Front Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - ii. Rear Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - iii. Side Yard (each): 30 feet

- c. Minimum Parking Setback: surface parking areas shall be set back a minimum of 15 feet from the principal building.
- d. Maximum Building Height:
 - i. Principal Structures: 3 stories / 38 feet. If the residential structure contains a ground-level enclosed parking area, then the calculation of the height and number of stories shall exclude the ground-level parking area. The height of the structure shall be measured from the finished floor of the first floor above the ground level parking area.
 - ii. Accessory structures: 15 feet
- e. Maximum Lot Coverage
 - i. Principal Structure: 35%
 - ii. Accessory Structure(s): 5%
- f. Maximum Impervious Coverage: 70%
- E. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with Chapter 123-21 of the Township Code
 - a. To the extent feasible, all off-street parking shall be located interior to the property and have limited visibility from the public rights-of-way.
- F. Maximum density: 6 units/acre
- G. Number of Units:
 - a. Maximum 29 total dwelling units
 - b. Development of the site shall provide for a 20% set-aside for family rental affordable units, at a minimum of 6 affordable units. Affordable units shall be governed by Chapter 3, entitled "Affordable Housing Ordinance," of the Township Code.

Section 13. Chapter 123-12.7, entitled "AH-6 Affordable Housing 6 Overlay" is hereby created to read as follows:

- A. The purpose of the AH-6 Affordable Housing 6 Overlay, which applies to Block 40, Lot 87.01, is to provide an area within the Township that is designated for opportunities that foster the development of inclusionary multifamily residential dwellings and mixed-use projects. The intent of this zone is that it will be developed as a single entity.
- B. Permitted Principal Uses:
 - a. Multifamily residential dwellings
 - b. Mixed-use projects consisting of residential units on the upper stories and any combination of retail and service uses on the ground floor, consistent with permitted commercial uses in the General Commercial (GZ) Zone, also including

but not limited to: cafes and restaurants; business and professional offices; classroom activities such as art, exercise, and computer-based education; banks and financial institutions, pharmacies, adult and childcare facilities; gyms, health clubs, day spas; wellness counseling; animal medical emergency services, distilleries/microbreweries, and similar establishments.

C. Permitted Accessory Uses:

- a. Uses and structures customarily incidental to a permitted principal use
- b. Public and private parking, including provisions for EVSE charging, conforming to Chapters 113 and 123-21 of the Township Code
- c. Fences and walls, conforming to Chapter 123-17 of the Township Code
- d. Signs, conforming to Chapter 123-24 of the Township Code
- e. Open space, common areas, passive recreation, and recreational facilities such as gardens, passive seating areas, walking paths, etc.

D. The following bulk standards shall apply:

- a. Minimum Lot Area: 3.5 acres
- b. Minimum Building Setbacks:
 - i. Front Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - ii. Rear Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - iii. Side Yard (each): 30 feet
- c. Minimum Parking Setback: surface parking areas shall be set back a minimum of 15 feet from the principal building.
- d. Maximum Building Height:
 - i. Principal Structures: 3 stories / 38 feet. If the residential structure contains a ground-level enclosed parking area, then the calculation of the height and number of stories shall exclude the ground-level parking area. The height of the structure shall be measured from the finished floor of the first floor above the ground level parking area.
 - ii. Accessory structures: 15 feet
- e. Maximum Lot Coverage
 - i. Principal Structure: 35%
 - ii. Accessory Structure(s): 5%
- f. Maximum Impervious Coverage: 70%

- E. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with Chapter 123-21 of the Township Code
 - a. To the extent feasible, all off-street parking shall be located interior to the property and have limited visibility from the public rights-of-way.
- F. Maximum density: 6 units/acre
- G. Number of Units:
 - a. Maximum 23 total dwelling units
 - b. Development of the site shall provide for a 20% set-aside for family rental affordable units, at a minimum of 5 affordable units. Affordable units shall be governed by Chapter 3, entitled "Affordable Housing Ordinance," of the Township Code.

Section 14. Chapter 123-12.8, entitled "AH-7 Affordable Housing 7 Overlay" is hereby created to read as follows:

- A. The purpose of the AH-7 Affordable Housing 7 Overlay, which applies to Block 46, Lot 13, is to provide an area within the Township that is designated for opportunities that foster the development of inclusionary multifamily residential dwellings and mixed-use projects. The intent of this zone is that it will be developed as a single entity.
- B. Permitted Principal Uses:
 - a. Multifamily residential dwellings
 - b. Mixed-use projects consisting of residential units on the upper stories and any combination of retail and service uses on the ground floor, consistent with permitted commercial uses in the General Commercial (GZ) Zone, also including but not limited to: cafes and restaurants; business and professional offices; classroom activities such as art, exercise, and computer-based education; banks and financial institutions, pharmacies, adult and childcare facilities; gyms, health clubs, day spas; wellness counseling; animal medical emergency services, distilleries/microbreweries, and similar establishments.
- C. Permitted Accessory Uses:
 - a. Uses and structures customarily incidental to a permitted principal use
 - b. Public and private parking, including provisions for EVSE charging, conforming to Chapters 113 and 123-21 of the Township Code
 - c. Fences and walls, conforming to Chapter 123-17 of the Township Code
 - d. Signs, conforming to Chapter 123-24 of the Township Code
 - e. Open space, common areas, passive recreation, and recreational facilities such as gardens, passive seating areas, walking paths, etc.
- D. The following bulk standards shall apply:

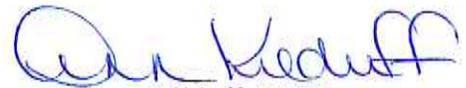
- a. Minimum Lot Area: 9 acres
- b. Minimum Building Setbacks:
 - i. Front Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - ii. Rear Yard: 75 feet from State Highway, 60 feet from other public rights-of-way
 - iii. Side Yard (each): 30 feet
- c. Minimum Parking Setback: surface parking areas shall be set back a minimum of 15 feet from the principal building.
- d. Maximum Building Height:
 - i. Principal Structures: 3 stories / 38 feet. If the residential structure contains a ground-level enclosed parking area, then the calculation of the height and number of stories shall exclude the ground-level parking area. The height of the structure shall be measured from the finished floor of the first floor above the ground level parking area.
 - ii. Accessory structures: 15 feet
- e. Maximum Lot Coverage
 - i. Principal Structure: 35%
 - ii. Accessory Structure(s): 5%
- f. Maximum Impervious Coverage: 70%
- E. Off-Street Parking and Loading: Off-street parking and loading shall be provided in accordance with Chapter 123-21 of the Township Code
 - a. To the extent feasible, all off-street parking shall be located interior to the property and have limited visibility from the public rights-of-way.
- F. Maximum density: 6 units/acre
- G. Number of Units:
 - a. Maximum 55 total dwelling units
 - b. Development of the site shall provide for a 20% set-aside for family rental affordable units, at a minimum of 11 affordable units. Affordable units shall be governed by Chapter 3, entitled "Affordable Housing Ordinance," of the Township Code.

Section 15. Repealer. All ordinances or code provisions or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 16. Severability. If any section, subsection, paragraph, sentence or any other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance.

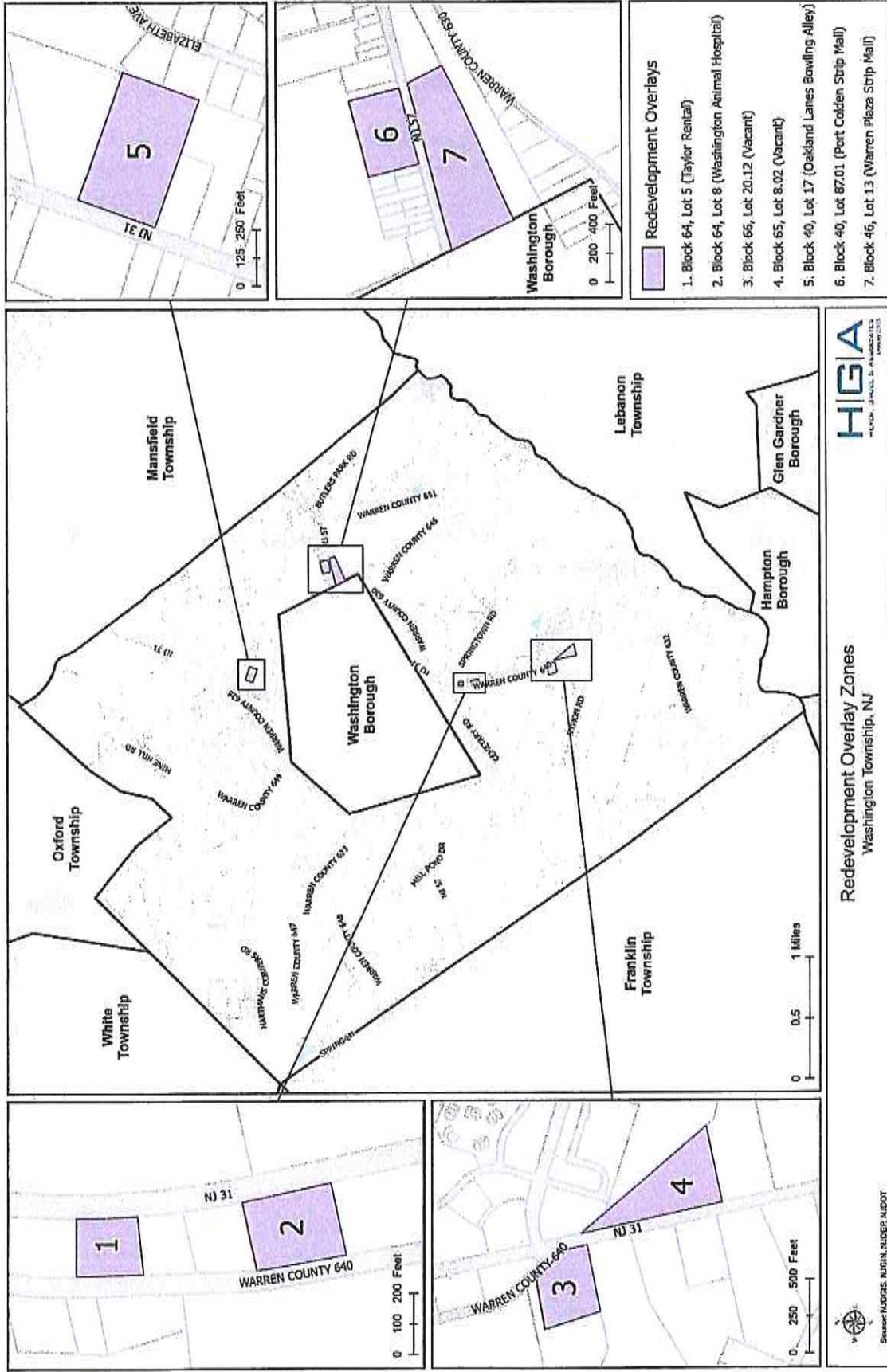
NOTICE

NOTICE is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Washington held February 18, 2026 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting of the Township Committee to be held on March 9, 2026 at 5:30 pm or as soon thereafter as the matter may be heard at the Municipal Building, 211 Route 31 North, Washington, NJ 07882 at which time all persons interested will be given an opportunity to be heard concerning such Ordinance.



Ann Kilduff, RMC
Township Clerk

Appendix A: Affordable Housing Overlay Zones Map



**TOWNSHIP OF WASHINGTON
WARREN COUNTY, NEW JERSEY
NOTICE OF FINAL ADOPTION**

Notice is hereby given that the following Ordinance was introduced and passed on first reading by the Township Committee of the Township of Washington, County of Warren at a meeting held on February 18, 2026 and a summary was published in the Daily Record. After a public hearing and second reading, the Ordinance was finally adopted on Monday, March 9, 2026 at a meeting of the Township Committee held at the Municipal Building located at 211 Route 31 North, Washington, NJ 07882.

ORDINANCE 2026-04

**ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF WARREN
AMENDING AND SUPPLEMENTING CERTAIN SECTIONS OF CHAPER 123
ENTITLED "ZONING" OF THE CODE OF THE TOWNSHIP OF WASHINGTON TO
ESTABLISH NEW AFFORDABLE HOUSING OVERLAY ZONES OVER CERTAIN
LOTS WITHIN THE TOWNSHIP**



Ann Kilduff, RMC
Township Clerk