

TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
AMENDED
ORDINANCE NO. 26-04

**AN AMENDED ORDINANCE OF THE TOWNSHIP OF WASHINGTON,
BERGEN COUNTY, NEW JERSEY AMENDING ORDINANCE 26-02 AS TO
SECTION 4 ONLY, CREATING A NEW CHAPTER 580-38.3 AH-2
AFFORDABLE HOUSING DISTRICT, AND ESTABLISHING DEVELOPMENT
REGULATIONS
FOR BLOCK 2110 LOT 1 AND LOTS 6-11**

WHEREAS, on March 16, 2026, the Council of the Township of Washington adopted Ordinance No. 26-02, which included the rezoning of Block 2110 Lot 1 and Lots 6-11 to permit inclusionary townhouse development; and

WHEREAS, the Township wishes to amend Ordinance 26-02, Section 4 only, creating Ch. 580-38.3 AH-2 establishing development regulations for Block 2110 Lot 1 and Block 2110 Lots 6-11; and

WHEREAS, on March 16, 2026, Ordinance 26-04, as amended on the record, amending Ordinance 26-02 as aforesaid, was introduced by first reading; and

WHEREAS, substantive changes have been made prior to adoption of Ordinance 26-04, requiring re-introduction by first reading.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Township of Washington, Bergen County, New Jersey, that Chapter 580, Zoning, of the Township of Washington Code shall be amended as follows:

Section 1.

Section 4. Chapter 580, Zoning, of the Township of Washington Code shall be amended and supplemented by creating a new §580-38.3, AH-2 Affordable Housing District, establishing development regulations for Block 2110 Lots 6-11 and rezoning Block 2110 Lot 1 to an R-AA Zone, which shall read as follows:

Ch. 580-38.3 AH-2 Affordable Housing District

- A. Purpose. The purpose of the AH-2 Affordable Housing District is to address a portion of the Township's affordable housing obligation in accordance with the Township's Housing Element and Fair Share

Plan and Mediation Agreement with Fair Share Housing Center executed on December 29, 2025. The AH-2 Zone is designed to permit inclusionary townhouse development, inclusive of multi-family affordable flats, of up to 32 total units, including a minimum of 7 affordable housing units 100% of which shall be deed restricted rental units, on Block 2110 Lots 6-11.

- B. Permitted principal uses. No building or land shall be used, and no building or other structure shall be built, altered or erected to be used for any other purpose than those specified as follows:
 - (1) Townhouses.
 - (2) Affordable housing one-over-one flats regarding six affordable units and one affordable unit above one market-rate flat unit to accommodate a total of 7 affordable rental units in the development.
- C. Permitted accessory uses. Uses customary and incidental to the principal use, including but not limited to meeting rooms, gyms, and other amenities for the sole use of residents and their guests, shall be permitted.
- D. Bulk requirements.

All development in the AH-2 Zone shall comply with the following bulk requirements:

- (1) Min. lot area: 2 acres
- (2) Min. lot frontage: 100 feet
- (3) Max. No. of units: 32 units (all to be located on Bl 2110 Lots 6-11)
- (4) Min. affordable set-aside: 7 units
- (5) Min. front yard setback:
 - (a) To Building Wall 30 feet
 - (b) To Deck/Patio 20 feet
- (6) Min. setback from North lot line:
 - (a) To Building Wall 30 feet
 - (b) To Deck/Patio 20 feet
- (7) Min. setback from all other side and rear lot lines:
 - (a) To Building Wall 15 feet
 - (b) To Deck/Patio 10 feet
- (8) Max. building coverage: 30 percent

- (9) Max. impervious coverage: 50 percent
- (10) Max. pervious coverage on unit driveways, patios & timber-type decks over lawns & gravel surfaces: 15 percent
- (11) Max. building height: 35 feet, with a maximum 2 units, one over the other

E. Parking and circulation.

- (1) The minimum required parking for the townhouse use shall comply with Residential Site Improvement Standards requirements.
- (2) Vehicular site access shall be provided by a single two-way driveway on Pascack Road no more than 150 feet from the northern side lot line.
- (3) Parking spaces are prohibited in the required front yard setback.
- (4) Driveways and parking spaces shall have a minimum setback of 15 feet from side and rear lot lines excluding lot lines interior of the tract.
- (5) Garages must face the interior of the tract.

F. Supplementary regulations.

- (1) Stormwater basins are permitted in front, side and rear yard areas.
- (2) There shall be a minimum landscape buffer as follows:
 - (a) To Streets and North Line: 20 feet
 - (b) To West (rear) Lines: 10 feet
- (3) Street trees shall be planted along the Pascack Road and Washington Avenue frontages at a spacing of no more than 40 feet on center with spacing and species to be approved by the Planning Board.

(4) Exterior lighting shall be shielded to prevent glare or illumination on adjacent properties and residential uses. Exterior freestanding and wall mounted lighting fixtures shall have a maximum mounting height of 12 feet and maximum color temperature of 3,000 Kelvin.

(5) One ground identification sign shall be permitted at the driveway entrance on Pascack Road not to exceed 24 square feet in area and maximum height of 4.5 feet. Freestanding signs shall be externally illuminated. Non-illuminated wayfinding or directional signage shall be permitted not to exceed 2 square feet each.

- G. Affordable housing Set-Aside: A minimum affordable Housing set-aside of 20 percent shall be required, provided that in no event shall the number of affordable housing units provided on this site shall be less than 7 affordable units.

Section 2.

Block 2110 Lot 1 is hereby rezoned to the R-AA Zone district.

Section 3.

All ordinances of the Township of Washington which are inconsistent with the provisions of the Ordinance are hereby repealed to the extent of such inconsistency, except that Ordinance 26-02 is not repealed but is amended as provided herein.

Section 4.

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 5.

Following re-introduction and prior to adoption, the Township Clerk shall cause a copy of this ordinance to be referred to the Township of Washington Planning Board for review pursuant to N.J.S.A. 40:55D-26.

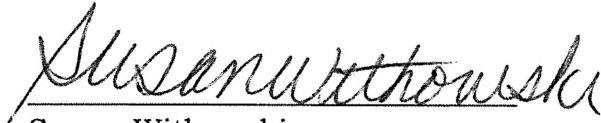
Section 6.

This Ordinance shall take effect 20 days after its final passage in accordance with N.J.S.A. 40:69A-181 and upon filing with the Bergen County Planning Board.

ATTEST:

APPROVED:

TOWNSHIP COUNCIL OF THE
TOWNSHIP OF WASHINGTON



Susan Witkowski,
Township Clerk

Michael DeSena

By: _____

Michael Desena,
Council President

Introduction Date: March 16, 2026

Re-Introduction Date: April 6, 2026

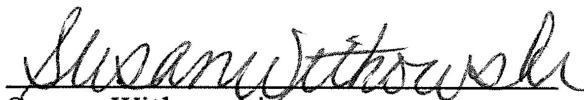
Second Re-Introduction Date: May 18, 2026

COUNCIL	MOTION	SECOND	AYES	NAYES	ABSTAIN	ABSENT	RECUSE
Cascio	X		X				
DeSena			X				
Sears		X	X				
Ullman			X				
Velez			X				

ATTEST:

APPROVED:

TOWNSHIP COUNCIL OF THE
TOWNSHIP OF WASHINGTON



Susan Witkowski,
Township Clerk

By: _____

Michael DeSena,
Council President

Adoption Date: June 8, 2026

COUNCIL	MOTION	SECOND	AYES	NAYES	ABSTAIN	ABSENT	RECUSE
Cascio	x		X				
DeSena					X		
Sears			X				
Ullman					X		
Velez		X	X				