

AN ORDINANCE OF THE TOWNSHIP OF WASHINGTON, COUNTY OF MORRIS AND STATE OF NEW JERSEY TO AMEND CHAPTER 217, ZONING, TO REPEAL SECTION 217-59.4, CLUSTER AND LOT AVERAGING SUBDIVISIONS

WHEREAS, the recently enacted Highlands Watershed Protection Act significantly impacts Washington Township wherein it promotes the preservation of open space, farmland and environmentally sensitive areas in the Township; and

WHEREAS, the Highland Watershed Protection Act maintains the goal and objectives of the Township's Master Plan and Land Use Plan Element.

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 6, Supplemental Regulations Governing Certain Uses, Section 217-59.4, Clustering and Lot Averaging Subdivisions, of the Code of the Township of Washington, County of Morris, State of New Jersey is hereby amended to read as follows:

"217-59.4. Cluster and lot averaging subdivisions.

This Section is hereby repealed except that this repeal shall not apply to any subdivision application filed prior to May 1, 2005 and the provisions of this section, as in effect prior to the effective date of this Ordinance, shall be applicable to those applications."

SECTION 2. All Ordinances of the Township of Washington that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 3. 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 effect the remaining portions of this Ordinance.

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

ATTEST:

TOWNSHIP OF WASHINGTON
COUNTY OF MORRIS
STATE OF NEW JERSEY

Dianne S. Gallets, Clerk

By: _____
Kenneth W. Short, Mayor