

**ORDINANCE 0026-2023**

**WASHINGTON TOWNSHIP  
GLOUCESTER COUNTY**

**ORDINANCE AMENDING CHAPTER 285 OF THE CODE OF  
THE TOWNSHIP OF WASHINGTON ENTITLED "ZONING"**

**WHEREAS**, Chapter 285 of the Code of the Township of Washington sets forth zoning regulations and districts to effectuate the Washington Township Master Plan and to make regulations substantially consistent with the Land Use Plan Element of the Master Plan;

**WHEREAS**, Chapter 285-192 entitled, "Accessory residential uses" provides regulations for what is commonly referred to as home occupations;

**WHEREAS**, since the pandemic, the public's need for home occupations has substantially changed thereby necessitating amendments to the home occupation regulation;

**WHEREAS**, pursuant to N.J.S.A. 40:48-2, the Township Council of the Township of Washington are authorized to enact and amend ordinances as deemed necessary for the preservation of the public health, safety and welfare and as may be necessary to carry into effect the powers and duties conferred and imposed upon the Township by law.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Washington, Gloucester County, State of New Jersey, as follows:

**Section 1.** Chapter 285-192 entitled, "Accessory residential uses" is hereby repealed and replaced with the following:

"A home occupation may be permitted as an accessory use and shall adhere to the minimum standards of a particular zone and shall also meet the following criteria:

1. The use shall be one which is customarily incidental to the use of the premises as a dwelling and subordinate to the residential use of the property.
2. No person other than the members of the family residing on the premises shall be engaged in the home occupation/ professional office, except there may be no more than one non-resident employee on site.
3. The home occupation/professional office shall be conducted entirely within the principal structure or within an accessory structure, and not more than 25% of the gross floor area of the principal structure.
4. No displays of articles for sale shall be visible from the street. There shall be no outdoor storage or display of materials, products, or equipment.

5. The home occupation shall primarily be conducted by mail, computer media, telephone, or similar means and shall not generate traffic caused by clients or customers visiting the premises.
6. There shall be no external change to the premises or its structures. The residential character of the site shall not be changed.
7. No hazardous material shall be left on the premises, not including cleaning materials routinely found in residential units.
8. There shall be no nuisance element detectable beyond the principal structure in connection with the home occupation.
9. No mechanical equipment may be used except that which is normally used for purely domestic or household purposes.
10. No goods, chattels, materials, supplies or items of any kind shall be delivered either to or from the premises in connection with the home occupation, other than deliveries normally made by courier or mail delivery.
11. No more than one vehicle, which shall not exceed 7,000 pounds registered vehicle weight, which is associated with the home occupation, shall be stored at the subject residence and shall be stored off street.
12. In no case shall any home occupation require parking to occur on the adjacent residential streets.
13. Signs shall comply with Section 285-228- A."

**Section 2.** Chapter 285-25 of the Code of the Township of Washington, entitled "Accessory uses" shall be modified amended, and supplemented, as follows:

**"E. Home occupations in accordance with section 285-192"**

**Section 3.** If any article, 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 and they shall remain in full force and effect.

**Section 4.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Township of Washington, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Township of Washington are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**Section 5.** If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment

shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

**Section 6.** This Ordinance shall take effect thirty (30) days after final passage by Council or twenty (20) days after approval by the Mayor, whichever comes first.

**INTRODUCTION:** October 11, 2023

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes	X		X				
Del Borrello			X				
Brown		X	X				
Bennett			X				
DellaPia			X				

**TOWNSHIP OF WASHINGTON**

By:   
**Anthony DellaPia, Council President**

I, Christine Ciallella, do hereby attest the above Ordinance 0026-2023 was introduced at the Township of Washington Meeting on October 11, 2023. A public hearing will occur on October 25, 2023 at 6:00PM.

**ATTEST:**

  
 Christine Ciallella, RMC, CMR  
 Township Clerk

ADOPTION: October 25, 2023

Members	Motion	Second	Ayes	Nays	Abstain	Absent	Recuse
Yerkes	X		X				
Del Borrello			X				
Brown		X	X				
Bennett			X				
DellaPia			X				

I, Christine Ciallella, do hereby attest the above Ordinance 0026-2023 was adopted at the Township of Washington Meeting on October 25, 2023 by Township Council after a public hearing which was scheduled for October 25, 2023. Said Ordinance shall take effect in accordance with the law.

**ATTEST:**

  
Christine Ciallella, RMC, CMR  
Township Clerk

On this 26 day of OCTOBER 2023, I hereby approve the above Ordinance **0026-2023**.

  
JOANN GATTINELLI, MAYOR