

TOWNSHIP OF WANTAGE
ORDINANCE # 2021-__12__

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE REVISED GENERAL
ORDINANCE OF THE TOWNSHIP OF WANTAGE, CHAPTER XIII “ZONING”
§13-9B “GENERAL REGULATIONS” AND §13-24 “CONDITIONAL USES”
BY AMENDING 13-9B AND 13-24.**

WHEREAS, the Township of Wantage desires to amend and supplement the provisions of Chapter XIII “Zoning” of the Wantage Revised General Ordinances, §13-9B “Wantage Economic Development Zone (WED)”, to permit multifamily residential use as a conditionally permitted use.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Committee of the Township of Wantage, County of Sussex, State of New Jersey as follows:

Section 1.

Chapter XIII “Zoning”, §13-2 “**Definitions**” is amended to add the following:

Multifamily Residential

Shall mean one or more buildings with a maximum height of three (3) stories containing three (3) or more residential dwelling units, including units that are located one over another.

Section 2.

Chapter XIII “Zoning”, §13-9B “Wantage Economic Development Zone (WED)”, Subsection 13-9B.3 “Conditional Uses” is hereby deleted and the following inserted in its place:

The following uses are permitted as conditional uses in the WED Zone:

- a. Public utilities.
- b. Schools and institutions.
- c. Multifamily Residential.

Section 3.

Chapter XIII “Zoning”, §13-24 “Conditional Uses” is amended to the new Subsection 13-24.23 “Multifamily Residential”

Multifamily Residential

a. In addition to the minimum standards set forth in Section 13-9B.7, the following shall be additional conditional use standards:

1. Multifamily Residential uses shall provide ingress and egress to Route 23 from two (2) separate locations, including one signalized ingress/egress point.
2. The Multifamily Residential use must be part of a residential community which includes both multifamily residential and commercial space. The primary use of the community shall be residential, and no less than 15,000 square feet of floor area shall be made available for commercial use.
3. The Multifamily Residential use shall be serviced by a central water and sewer system.
4. Minimum lot area for Multifamily Residential uses shall be a gross 5 acres.
5. The maximum density for Multifamily Residential uses shall be 12 units per acre.
6. All Multifamily Residential structures shall be setback a minimum of 100 feet from Route 23. The minimum front yard shall be 100 feet. For the purposes of this section, “front yard” means the portion of real property adjacent to the most active roadway surrounding the property.
7. The minimum side and rear yards shall be 35 feet.
8. The maximum impervious coverage for Multifamily Residential uses shall be 50 percent.
9. The maximum building coverage for Multifamily Residential uses shall be twenty 20 percent.
10. The maximum building height for Multifamily Residential uses shall be 3 stories and 40 feet.

11. All residents of Multifamily Residential uses shall have access to and use of proximate outdoor recreation facilities, including but not limited to: playgrounds; ball fields; hiking paths; exercise facilities; or tennis courts; clubhouses and other improvements. Such recreational facilities shall not be located more than 1,500 feet from the nearest exterior property boundary of the Multifamily Residential use.
12. Parking standards for Multifamily Residential uses shall be determined by the applicable RSIS standards.
13. Any undeveloped portions of the parcel shall remain as open space and indicated on plans at the time of initial approval.

Section 4.

All other parts, portions and provisions of Chapter XIII of the Township of Wantage Code, be and the same, are hereby ratified and confirmed, except where inconsistent with the terms thereof. In the event of any such inconsistency, the terms of this Ordinance shall be deemed to govern.

Section 5.

If any section, paragraph, sub-section, clause or provision of this Ordinance shall be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part thereof.

Section 6.

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 7. Effective Date. This Ordinance shall take effect immediately upon final passage and publication according to law.

, Mayor
Township of Wantage

ATTEST:

Michael Restel, Acting Municipal Clerk
Township of Wantage
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