

ORDINANCE NO. 01-2025

AN ORDINANCE OF THE TOWNSHIP OF WANTAGE, COUNTY OF SUSSEX, STATE OF NEW JERSEY, ADOPTING THE ADDENDUM TO REDEVELOPMENT PLAN FOR BLOCK 18, LOT 43

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (“LRHL”), provides a mechanism to assist local governments in efforts to promote programs of redevelopment and sets forth the procedures for the Township of Wantage to declare an area in need of redevelopment, along with the development and effectuation of a redevelopment plan; and

WHEREAS, based upon the facts and findings of a study conducted of Block 18, Lot 43 (the “Redevelopment Area”), all made in accordance with N.J.S.A.40A:12A-6, the Mayor and Township Committee, after considering the Land Use Board’s comments, adopted Resolution #01-2024 declaring Block 18, Lot 43, an area in need of redevelopment, duly served notice as required by law, and directed and authorized the Borough Planner to prepare a redevelopment plan for the properties designated by the resolution as an area in need of non-condemnation redevelopment; and

WHEREAS, Kenneth Nelson, PP, of the Nelson Consulting Group prepared and submitted to the township a redevelopment plan dated November 12, 2015 entitled The Phase I Route 23 Redevelopment Plan (the “Redevelopment Plan”) for Block 18, Lot 43, outlining the planning, development and redevelopment of the Redevelopment area in accordance with N.J.S.A. 40A:12A-7; and

WHEREAS, Phase I of the redevelopment of the Redevelopment Area was completed in accordance with the Redevelopment Plan; and

WHEREAS, further redevelopment of the Redevelopment Area can be undertaken; and

WHEREAS, Kenneth Nelson, PP, of the Nelson Consulting Group prepared and submitted to the Township a redevelopment plan addendum dated January 23, 2024 and Revised September 21, 2024 entitled Phase II Redevelopment Plan Addendum (“Redevelopment Plan Addendum”) for Block 18, Lot 43, outlining Phase II of the planning, development and redevelopment of the Redevelopment Area in accordance with N.J.S.A. 40A:12A-7; and

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

SECTION 1. The Redevelopment Plan Addendum, attached hereto as Exhibit A and made a part hereof, is hereby approved pursuant to N.J.S.A. 40A:12A-7.

SECTION 2. The Redevelopment Plan Addendum is hereby incorporated into the Township’s Zoning Ordinance, Chapter 13, and including more specifically 13-3.1, entitled “Zoning Districts” and 13-3.2, entitled “Zoning Map” which shall now include this Redevelopment Plan entitled The Phase II Redevelopment Plan Addendum and including Block 18, Lot 43. The plan shall be an overlay zone and not repeal the underlying existing zones.

SECTION 3. The Zoning Map in the Township’s Zoning Ordinance is hereby amended to include the Redevelopment Area in accordance with the boundaries described in the Redevelopment Plan and the provisions contained therein.

SECTION 4. All ordinances or parts of ordinances in conflict or inconsistent with the provisions of this Ordinance are, to the extent of such inconsistency, hereby repealed.

SECTION 5. In case, for any reason, any section or provision of this Ordinance shall be held to be unconstitutional or invalid, the same shall not affect any other section or provision of this Ordinance, except so far as the section or provision so declared unconstitutional or invalid shall be severed from the remainder or any portion thereof.

SECTION 6. This Ordinance shall take effect twenty (20) days following final passage, approval, and publication as required by law.

TOWNSHIP OF WANTAGE
COUNTY OF SUSSEX

ATTEST: STATE OF NEW JERSEY

By: _____
Melissa Morales, Clerk

By: _____
Ron Bassani, Mayor

BY: KENNETH NELSON ASSOCIATES (KNA)

Date: _____, 2025

EXHIBIT A

**THE ROUTE 23 REDEVELOPMENT AREA
PHASE II REDEVELOPMENT PLAN ADDENDUM**

BLOCK: 18 LOT: 43