

**WANTAGE TOWNSHIP**  
**ORDINANCE #28-2025**

AUTHORIZING EXECUTION OF FIRST AMENDMENT TO FINANCIAL AGREEMENT WITH  
THE TOWNSHIP OF WANTAGE AND SUSSEX/WANTAGE 285 URBAN RENEWAL, LLC

**WHEREAS**, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("**LHRL**"); certain property within the Township of Wantage ("**Township**") known as Block 18, Lots 40, 41 and 43 and Block 18.01, Lot 1 were designated as an area in need of redevelopment (the "**Wantage Redevelopment Area**"), by Resolution of the Wantage Township Committee ("**Township Committee**"); and

**WHEREAS**, pursuant to the LHRL, certain property within the Borough of Sussex ("**Borough**") known as Block 104, Lot 1.01, Block 105, Lot 1.03 and Block 106, Lots 1.02, 11, 12, 13 and 14 were designated as an area in need of redevelopment (the "**Sussex Redevelopment Area**"), by Resolution of the Sussex Borough Council ("**Borough Council**"); and

**WHEREAS**, by Ordinance adopted on November 26, 2013, pursuant to N.J.S.A. 40A:12A-4(a)(3) and -7, the Borough Council adopted a redevelopment plan for the Sussex Redevelopment Area, which may be further amended ("**Sussex Redevelopment Plan**"); and

**WHEREAS**, by Ordinance adopted on November 12, 2015, pursuant to N.J.S.A. 40A:12A-4(a)(3) and -7, the Township Committee adopted a redevelopment plan for the Wantage Redevelopment Area, which may be further amended ("**Wantage Redevelopment Plan**" and together with the Sussex Redevelopment Plan, the "**Redevelopment Plan**"); and

**WHEREAS**, on June 28, 2016, Sussex/Wantage 285 Urban Renewal, LLC ("**Entity**") entered into a redevelopment agreement with the Borough and the Township (the "**Original Redevelopment Agreement**") governing the Entity's redevelopment of a portion of the Sussex Redevelopment Area and Wantage Redevelopment Area, specifically, Block 104, Lot 1.01, Block 105, Lot 1.03 and Block 106, Lots 1.02 and 14 as shown on the tax maps of the Borough of Sussex ("**Original Sussex Property**") and Block 18, Lot 43 and Block 18.01, Lot 1 as shown on the tax maps of the Township of Wantage ("**Original Township Property**" and along with the Original Sussex Property, the "**Original Project Site**") pursuant to the Redevelopment Plan; and

**WHEREAS**, pursuant to the Original Redevelopment Agreement and in accordance with the Redevelopment Plan, the Entity agreed to develop on the Original Project Site an approximately 60,000 square foot supermarket and commercial retail space ("**Project**"), as further described in the Original Redevelopment Agreement; and

**WHEREAS**, the parties determined that Block 106, Lot 14 of the Original Sussex Property and Block 18.01, Lot 1 of the Original Township Property were not needed for the development of the Project; and therefore entered into their first amendment to the Original Redevelopment Agreement ("**First Amendment**"; the Original Redevelopment Agreement as amended by the First Amendment, the "**Redevelopment Agreement**") to remove the aforementioned Blocks and Lots from the description of the Original Project Site, resulting in the Project being constructed on Block 104, Lot 1.01, Block 105, Lot 1.03 and Block 106, Lot 1.02 as shown on the tax maps of the Borough of Sussex ("**Sussex Property**") and Block 18, Lot 43 as shown on the tax maps of the Township of Wantage ("**Township Property**" and together with the Sussex Property, the "**Project Site**"); and

**WHEREAS**, Wantage 834 Urban Renewal, LLC, an entity with the same managers as the Entity, desires to develop a commercial structure on a portion of Block 18, Lot 43 in Wantage Township on a subdivided parcel consisting of approximately 35,714 square feet of land (the "**Lot 43A Property**"); and

**WHEREAS**, the Township and the Borough agreed that the Lot 43A Property shall be redeveloped by Wantage 834 Urban Renewal, LLC; and Wantage 834 Urban Renewal, LLC, the Township and the Borough are entering into a redevelopment agreement with Wantage 834 Urban Renewal, LLC for the Lot 43A Property; and

**WHEREAS**, the Township has authorized the second amendment of its Redevelopment Agreement with the Entity and the Township to remove the Lot 43A Property therefrom in accordance with a Resolution of even date herewith; and

**WHEREAS**, by ordinance #2017-17 adopted on December 28, 2017, the Township entered into a Financial Agreement with the Entity on January 5, 2018 ("**Financial Agreement**"); and

**WHEREAS**, the Parties desire to amend the Financial Agreement with the Entity and the Township to remove the Lot 43A Property therefrom.

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

**Section 1.** The findings set forth above are hereby adopted and made part of this Ordinance.

**Section 2.** The Mayor and Clerk/Administrator are authorized to execute a first amendment to the Financial Agreement with the Entity for the purpose of excluding the Lot 43A Property therefrom and such other documents as deemed necessary or appropriate to carry out the intentions of this ordinance.

**Section 3.** The Financial Agreement as amended in accordance herewith shall be subject to

all requirements of the LTTE Law and all applicable federal, State and local laws and regulations.

**Section 4.** This Ordinance shall take effect immediately on its final passage and publication as required by law or at the time a shared service agreement pertaining to the financial agreement(s) referred to herein is approved and executed by Wantage Township and Sussex Borough, whichever date is latest.

By: \_\_\_\_\_

Melissa Morales, RMC

Township Clerk

By: \_\_\_\_\_

Ron Bassani

Wantage Township Mayor

#### **NOTICE**

NOTICE, is hereby given that the above ordinance was introduced and passed upon first reading at a meeting of the Mayor and Committee of the Township of Wantage, in the County of Sussex, New Jersey, held on the 13<sup>th</sup> day of November 2025. It will be further considered for final passage after public hearing at a meeting of the Mayor and Committee to be held in the Municipal Building, 888 Route 23 South, in the Township of Wantage, on December 4, 2025, at 7:00 p.m., and during the preceding week copies of the ordinance will be made available at the Clerk's Office in the Municipal Building to members of the general public.