

# **Land Use Board**

## **March 5, 2026, Special Meeting**

The special meeting of the Wantage Township Land Use Board was called to order. Adequate notice of this meeting, as required by the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq.), was provided by posting in the municipal building where public notices are displayed and by publication on the Township's official website.

### **SALUTE TO THE FLAG**

Ms. Gill invited all persons present to participate in the Pledge of Allegiance.

### **ROLL CALL**

Present: Ron Bassani, Joe Konopinski, Justin Vander Groef, Michael Walther, Keith Albinson, Hunter Space, Victoria Gill. Also present: Attorney, Dave Brady. Engineer, Tom Knutelsky. Secretary, Michelle Buskiewicz. Absent: Larry Bono, Chris Darmstatter, Joanne Kanapinski, Jon Morris, Joe Greenaway, George Unverzagt.

### **DISCUSSION**

The Board discussed how to meet the Townships' affordable housing obligation of approximately 77 units. While actual construction is not guaranteed, a compliant plan must be in place.

The Board discussed McCoy's Corner and noted that previous plan included age-restricted (55+) housing, which contributed significantly toward meeting the Township's obligation. Mr. Bassani explained that it was determined that language permitting such housing had been inadvertently removed from the ordinance. Due to time constraints, the Board recognized the need to adopt the ordinance by the deadline to avoid defaulting to State control, with an amendment to follow reinstating the age-restricted housing language and the ability to make changes if minor revisions are required afterward.

Discussion also included set-aside requirements, which may require up to 20 % of units in certain developments to be affordable housing.

The Board reviewed the Affordable Housing Trust Fund and emphasized the importance of using funds appropriately, including for rehabilitation programs, to avoid forfeiture. . Examples of eligible uses, such as home repairs and improvements, were discussed, along with repayment conditions tied to property sales within a 10-year period were also noted.

**The Township will continue to review and update its housing plan and Master Plan as needed.**

### **Key Points of Discussion**

- **McCoy's Corner:**  
The Board discussed the removal of age-restricted (55+) housing language, which was determined to be unintentional. Due to time constraints, the ordinance will be adopted as written, with an amendment to follow restoring the language.
- **Set-Aside Requirements:**  
Developers will be required to include affordable housing units (up to 20%) in qualifying developments.
- **Affordable Housing Trust Fund:**  
The Township will move forward with spending plans, including rehabilitation programs, to ensure funds are properly utilized and not subject to loss.

## **MOTIONS**

A motion was made by Joe Konopinski and seconded by Keith Albinson to find Ordinance #05-2026 consistent with the Master Plan and to recommend its adoption by the Township Committee. Roll Call: Ron Bassani, Joe Konopinski, Justin Vander Groef, Michael Walther, Keith Albinson, Hunter Space, Victoria Gill. The motion carried unanimously among eligible members.

A motion was made Hunter Space and seconded by Michel Walther to find Ordinance #06-2026 consistent with the Master Plan and to recommend its adoption by the Township Committee. Roll Call: Ron Bassani, Joe Konopinski, Justin Vander Groef, Michael Walther, Keith Albinson, Hunter Space, Victoria Gill. The motion carried unanimously among eligible members.

A motion was made Joe Knopinski and seconded by Keith Albinson to find Ordinance #07-2026 consistent with the Master Plan and to recommend its adoption by the Township Committee. Roll Call: Ron Bassani, Joe Konopinski, Justin Vander Groef, Michael Walther, Keith Albinson, Victoria Gill. The motion carried, with Hunter Space, abstaining due to a potential conflict of interest.

## **Additional Business**

Dave Brady stated that a letter summarizing the Board's actions will be forwarded to the Township Committee. Formal memorializing resolutions will be adopted at the next Land Use Board meeting to ensure a complete record.

## **ADJOURNMENT**

On a motion made by Mr. Konopinski, seconded by Mr. Albinson , the meeting was adjourned at 7:26 p.m. The motion carried unanimously among eligible members.

Respectfully Submitted,

Michelle Buskiewicz , Secretary