

**TOWNSHIP OF WANTAGE
ORDINANCE #07-2026**

**AN ORDINANCE AMENDING THE REVISED GENERAL
ORDINANCES OF THE TOWNSHIP OF WANTAGE,
CHAPTER 13, ZONING, §13-4B, §13-4C and §13-4D**

WHEREAS, the Township of Wantage desires to amend and supplement the provisions of Chapter 13, Zoning.

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

Section 1.

Chapter 13, §13-4B, Beemerville Planned Hamlet, Subsection a6 is revised to remove the bracketed language and to insert the bold underlined language as follows:

§ 13-4B Beemerville Planned Hamlet.

Subsection a6 shall be revised to read:

“Residential uses based on a gross density of one housing unit per one acre. Permitted housing types include single-family, patio homes, duplexes and triplexes. Mandatory Affordable housing set aside of [12.5%] **20%** is required. Open space requirement dedicated to a farm use shall be 50% of the farm tract.”

No other changes proposed.

Section 2.

Chapter 13, §13-4C, Colesville Planned Hamlet, Subsection a5 is revised to remove the bracketed language and to insert the bold underlined language as follows:

§ 13-4C Colesville Planned Hamlet.

Subsection a5 shall be revised to read:

“Residential uses based on a gross density of one housing unit per one acre. Permitted housing types include single-family, patio homes, duplexes and triplexes. Mandatory affordable housing set aside of [12.5%] **20%** is required. Open space requirement dedicated to "Environs" protection.”

No other changes proposed.

Section 3.

Chapter 13, §13-4D, McCoy’s Corner Village, Subsection a5 is revised to remove the bracketed language and to insert the bold underlined language as follows:

§ 13-4D McCoy’s Corner Village.

Subsection a5 shall be revised to read:

~~Age restricted~~ **[R]** residential uses shall be permitted on lots or tracts of land greater than 10 acres. Permitted housing types include single-family, patio homes, duplexes, triplexes and town homes. Mandatory affordable housing set aside of 20% is required. Open space requirement dedicated to "Environs" protection or common open space. Existing residential structures are permitted to remain as nonconforming uses. ~~Deed restrictions refer to subsection 13-24.11d.2.(e).~~

Subsection d. shall be revised to read:

Bulk requirements for ~~age restricted~~ single-family residential uses. The intent of ~~the section~~ **[the ordinance]** standards is to establish variable lot sizes and setbacks to provide variety site conditions and architectural character and avoid obvious repetition and a monotonous streetscape.

Subsection e. shall be revised to read:

Bulk requirements for ~~age restricted~~ town home residential uses. The intent, of the ordinance standards is to establish building setback variation to avoid obvious repetition and a monotonous streetscape.

No other changes proposed.

Section 4.

All other parts, portions and provisions of Chapter 13 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.

Justin VanderGroef, Mayor
Township of Wantage

ATTEST:

Melissa Morales, Municipal Clerk
Township of Wantage

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