

**TOWNSHIP OF WANTAGE  
ORDINANCE # 15-2026**

**AN ORDINANCE AMENDING THE REVISED GENERAL ORDINANCES OF  
THE TOWNSHIP OF WANTAGE, CHAPTER 13, ZONING, AMENDING §13-  
24.24 MANDATORY SET-ASIDE**

**WHEREAS**, the Township of Wantage desires to amend and supplement the provisions of Chapter 13, Zoning to delete the existing §13-24.24 Mandatory Set-Aside and replace it.

**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, Zoning shall be amended to delete the existing §13-24.24 and replace it with the following:

**Section 13-24.24 - MANDATORY SET-ASIDE ORDINANCE**

1. A development, other than single-family detached, providing a minimum of five new housing units created through any municipal rezoning or Zoning Board action, use or density variance, redevelopment plan, or rehabilitation plan that provides for densities at or above six units per acre, is required to include an affordable housing set-aside of 20 percent.
2. Any affordable units generated through such mandatory set-aside shall be subject to all other provisions of this ordinance.
3. All such affordable units shall be governed by this ordinance the controls on affordability, including bedroom distribution, and affirmatively marketed to the housing region in conformance with UHAC at N.J.A.C. 5:80-26.1 et seq., any successor regulation, and all other applicable laws.
4. No subdivision shall be permitted or approved for the purpose of avoiding compliance with this requirement. Developers cannot, for example, subdivide a project into two lots and then make each of them a number of units just below the threshold.
5. The mandatory set-aside requirements of this section do not give any developer the right to any rezoning, variance or other relief, or establish any obligation on the part of the municipality to grant such rezoning, variance or other relief.
6. This municipality-wide mandatory set-aside requirement does not apply to any sites or specific zones otherwise identified in the HEFSP, for which density and set-aside requirements shall be governed by the specific standards as set forth therein.

**Section 2.**

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 3.**

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 4.**

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

**Section 5. Effective Date.** This Ordinance shall take effect immediately upon final passage and publication according to law.

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.

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Justin VanderGroef, Mayor  
Township of Wantage

ATTEST:

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Melissa Morales, Municipal Clerk  
Township of Wantage

**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 11th day of June, 2026. 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 June 25, 2026 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.

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Melissa Morales, Municipal Clerk