

**TOWNSHIP OF WANTAGE
ORDINANCE # 16-2026**

**AN ORDINANCE AMENDING AND SUPPLEMENTING
THE REVISED GENERAL ORDINANCE OF THE
TOWNSHIP OF WANTAGE, CHAPTER XIII “ZONING”
SECTION 13 “GENERAL REGULATIONS” BY AMENDING
SECTION 13-9A PLANNED COMMERCIAL
DEVELOPMENT ZONE AND TO ADD PROHIBITIONS TO
AMEND B AND 1 AND ADDING SECTION 13-24.25 AND 13-
24-26 TO ADD FLEX SPACE COMMERCIAL INDUSTRIAL
AND WAREHOUSING/MANUFACTURING AS
CONDITIONAL USES**

WHEREAS, the Township of Wantage desires to amend and supplement the provisions of Chapter XIII “Zoning” of the Wantage Revised General Ordinances, §13-9A “General Regulations”.

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

Section 1.

Chapter XIII “Zoning”, §13-9A.2 “Permitted Uses” shall be amended to add the following as permitted uses:

- v. Gasoline station with a convenience store;
- w. Automobile service facilities; and

Section 2.

Chapter XIII “Zoning”, Section 13-9A.3 “Conditional Uses” shall be amended to add the following as conditional uses:

- c. Flex Space Commercial Industrial subject to the conditions set forth in Section 13-24.25; and
- d. Warehousing and/or Manufacturing subject to the conditions set forth in subsection 13-24.26

Section 3.

Chapter XIII “Zoning”, §13-9A.4 “Prohibited Uses” shall be amended to remove the following as a prohibited use:

- f. Gasoline Stations and automotive service facilities.

Section 4.

Chapter XIII “Zoning”, Section 13-9A.7.c shall be amended as follows:

The planned commercial development shall have a minimum of at least 20 acres with at least 200 feet of frontage on New Jersey State Highway Route 23 or Blair Road and/or access to an access road connecting the property to the adjacent properties and planned to preserve the critical environmental features as depicted in the Master Plan. Direct access to Route 23 to/from any parcel with frontage on Route 23 shall be limited to not more than three access points, subject to approval by the New Jersey Department of Transportation. There shall be a traffic light for the new access road or driveway to Route 23 if required by NJDOT as part of the access permit applications.

Section 5.

Chapter XIII “Zoning”, Section 13-9A.7.o shall be amended to add the following as #20:

Notwithstanding the provisions of subsection 10 and subsection 19 of this Section 13-9A.7.o, in the event the sanitary sewer system is connected to the Sussex County Municipal Utilities Authority system, the provisions of Subsection 10 and Subsection 19 of the Subsection “o” shall not apply.

Section 6.

Chapter XIII “Zoning”, Section 13-25 “Conditional Uses” shall be amended to add the following as Section 13-24.25:

13-24.25 Flex Space Commercial Industrial

- a. Flex Space Commercial Industrial shall allow for single or multi-tenant buildings in a campus like setting. The intent is to provide locations in the Township for various types of businesses such as trades, athletic facilities, labs, manufacturing, storage and similar type uses. Lots with frontage exclusively on Route 23 may include residential units in the development.
 1. Maximum Building Size: 30,000 SF
 2. Minimum Lot Area: 80,000 SF
 3. Minimum Lot Frontage: 150 Ft
 4. Minimum Lot Depth: 200 Ft
 5. Front Yard Setback: 50 Ft
 6. Rear Yard Setback: 50 Ft
 7. Side Yard Setback: 25 Ft

8. Maximum Height: 35 Ft
9. Maximum Impervious Coverage: 60%
10. Maximum Principal Building Coverage: 25%
11. Outdoor Storage shall be allowed as an accessory use in side and rear yards provided it is fenced with 6' high privacy fence on a paved or gravel surface and does not exceed 40% of the Lot area.
12. Parking Requirements shall be calculated based on the various uses in the buildings as follows:
 - a. Office Areas: 1 space / 200 SF
 - b. Industrial and Manufacturing: 1 Space / 500 SF
 - c. Gym Areas: 1 Space / 200 SF
 - d. Dance and Karate Studios: 1 Space / 100 SF
 - e. Warehousing: 1 Space / 2000 SF
 - f. Parking Stalls shall be a minimum of 9' x 18' with 24' Aisle
13. Loading Areas:
 - a. Minimum of 1 per Building

Section 7.

Chapter XIII "Zoning", Section 13-26 shall be amended to add the following as Section 13-24.26:

13-24.26 Warehousing / Manufacturing

- a. Warehousing and/or Manufacturing shall allow for single or multi-tenant Warehouse Buildings.
 1. Maximum Building Size: 125,000 SF
 2. Minimum Lot Area: 5 Acres
 3. Minimum Lot Frontage: NA
 4. Minimum Building Setback from Route 23: 250 Ft
 5. Front Yard Setback: 50 Ft
 6. Rear Yard Setback: 50 Ft
 7. Side Yard Setback: 50 Ft
 8. Maximum Height: 50 Ft
 9. Maximum Impervious Coverage: 60%
 10. Maximum Principal Building Coverage: 35%
 11. Outdoor Trailer Parking shall be permitted provided it is adequately screened from Route 23 by either the building or landscape buffering.
 12. Parking Requirements shall be calculated based on the various uses in the buildings as follows:
 - a. Office Areas: 1 space / 200 SF

- b. Manufacturing: 1 Space / 1000 SF
- c. Warehousing: 1 Space / 5000 SF
- d. Data Center: 1 Space / Employee
- e. Parking Stalls shall be a minimum of 9' x 18' with 24' Aisle.

Section 9.

All other parts, portions and provisions of Chapter XIII 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 10.

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 11.

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

Section 12. 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