

TUESDAY, DECEMBER 15, 2009

A regularly scheduled meeting of the Wantage Township Land Use Board was held on Tuesday, December 15, 2009 at 7:30 p.m. at the Wantage Township Municipal Building. The meeting was held in compliance with the provisions of the Open Public Meetings Act, P.L. 1975, Chapter 231. The meeting was properly noticed and posted to the public.

ROLL CALL

PRESENT: Mssrs. Bono, Cecchini, DeBoer, Grau, Slate, Smith, Vander Groef, Cillaroto, Mmes. Kanapinski and Mylecraine, Attorney Glenn Kienz, Engineer Harold Pellow,

ABSENT: Mssrs. Vander Berg and Gaechter, Ms. Gill.

APPROVAL OF MINUTES

Mr. Grau made a motion seconded by Mr. Cecchini to adopt the minutes of December 1, 2009.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Grau, Slate, Kanapinski.

THOSE OPPOSED: None. **MOTION CARRIED**

RESOLUTIONS

L-3-2006 WANTAGE RIDGE DEVELOPERS, LLC

Mr. Grau made a motion seconded by Mr. DeBoer to adopt the resolution memorializing the Board's decision of December 1, 2009 to grant extension of preliminary major site plan approval to Wantage Ridge Developers, LLC for Block 116, Lot 10.06 located on Route 628 in the Planned Small Community-McCoy's Corner zone, pursuant to N.J.S.A. 40:55D-10(g), subject to the following terms and conditions:

BE IT FURTHER RESOLVED, by the Land Use Board that all terms and conditions of the approval granted to the Applicant by Resolution of the Board memorialized on February 20, 2007 shall remain in full force and effect.

BE IT FURTHER RESOLVED, by the Land Use Board that the Applicant shall provide a letter to the Board every six (6) months updating the Board on the status of the development and confirmation that there is enough water in Sussex Borough for this project.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Grau, Slate, Kanapinski.

THOSE OPPOSED: None. **MOTION CARRIED.**

L-4-2006 PKM HOLDINGS, LLC

Mr. Grau made a motion seconded by Mr. DeBoer to adopt the resolution memorializing the Board's decision of December 1, 2009 to grant extension of preliminary major site plan approval to PKM Holdings, LLC for Block 116, Lot 10.01 located on Route 628 in the Planned Small Community-McCoy's Corner zone, pursuant to N.J.S.A. 40:55D-10(g), subject to the following terms and conditions:

BE IT FURTHER RESOLVED, by the Land Use Board that all terms and conditions of the approval granted to the Applicant by Resolution of the Board memorialized on February 20, 2007 shall remain in full force and effect.

BE IT FURTHER RESOLVED, by the Land Use Board that the Applicant shall provide a letter to the Board every six (6) months updating the Board on the status of the development and confirmation that there is enough water in Sussex Borough for this project.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Grau, Slate, Kanapinski.

THOSE OPPOSED: None. MOTION CARRIED.

L-11-2009 NICOLE BOURNE

Mr. Cecchini made a motion seconded by Ms. Kanapinski to adopt the resolution memorializing the Board's decision of December 1, 2009 to grant minor subdivision approval with "c" variance relief to Nicole Bourne for Block 33, Lot 3 located on Unionville Road in the RE-5 zone, pursuant to N.J.S.A. 40:55D-47 and N.J.S.A. 40:55D-70c(2), subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved.
2. This approval is granted strictly in accordance with the plans prepared by , Dykstra Associates, Inc. and as same may be revised in consultation with the Board Engineer pursuant to this Resolution.
3. This approval is subject to the Applicant complying with all terms and conditions of the Board Engineer's report dated September 15, 2009 and/or as same may have been modified at the time of this hearing.
4. This approval is subject to the Applicant complying with the Road Trust Fund obligations as indicated by the Board Engineer's report.
5. This approval is subject to the Applicant complying with all terms and conditions of the Affordable Housing Ordinance of the Township of Wantage.
6. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.
7. This approval is subject to the Applicant providing the Board Attorney and Board Engineer with the proposed Deed or Easements for review and approval.
8. Any further subdivision of the parcel shall require Board approval which shall focus on insuring that the driveway providing access is safe and functional.
9. The applicant shall have two years to perfect the subdivision in order to insure they are able to obtain all other agency approvals.
10. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
11. Certificate that taxes are paid to date of approval.
12. Sussex County Planning Board approval.
13. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Grau, Slate, Kanapinski.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

There were no applications scheduled to be heard at this meeting.

GENERAL ISSUES

ORDINANCE ON OUTDOOR FURNACES AND BOILERS

Mr. Cecchini made a motion seconded by Mr. Slate to approve the discussed ordinance and to recommend it to the Governing Body for its adoption. All members were in agreement.

ORDINANCE TO PERMIT AND REGULATE SMALL WIND ENERGY SYSTEMS

After some discussion and testimony from Mr. Carroll Quinn, the Board agreed to table this ordinance and to hold a subcommittee meeting that Mr. Carroll will set up with an expert on wind turbines.

DETENTION BASINS

A discussion followed and the Board agreed to work on it at a subcommittee meeting.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Stella Salazar
Secretary