

SEPTEMBER 15, 2015

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, September 15, 2015 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. It was properly noticed and posted to the public.

SALUTE TO THE FLAG

Mr. Cecchini invited all persons present to participate in the Pledge of Allegiance to the United States Flag.

ROLL CALL

PRESENT: Ron Bassani (7:04 pm), Bill Gaechter, Victoria Gill, Paul Grau, Ronald Slate, Patrick Stefanelli Michael Cecchini. Also present was Attorney Angela Paternostro-Pfister, and Engineer Harold Pellow.

Absent: Larry Bono, Joanne Kanapinski, Bill DeBoer.

MINUTES:

Mr. Grau made a motion, seconded by Mrs. Gill, to approve the minutes from the August 25, 2015 meeting. Ayes: Bassani, Gaechter, Gill, Grau, Cecchini. Nays: None.

RESOLUTIONS:

Mr. Grau made a motion seconded by Mr. Cecchini to approve the Resolution recommending the adoption of the Phase 1 Route 23 Redevelopment area plan to the Township Committee. Ayes: Gill, Grau, Cecchini. No Vote: Bassani, Gaechter.

RESOLUTION

LAND USE BOARD TOWNSHIP OF WANTAGE

RECOMMENDING THE ADOPTION OF

THE PHASE I ROUTE 23 REDEVELOPMENT AREA PLAN TO THE TOWNSHIP

COMMITTEE OF THE TOWNSHIP OF WANTAGE

WHEREAS, the Land Use Board of the Township of Wantage, had previously adopted a Resolution recommending the adoption of a Route 23 Development Area; as An Area In Need Of Redevelopment – Non Condemnation;

WHEREAS, the Land Use Board received a Phase I Redevelopment Plan prepared by Kenneth Nelson, Township Planner, dated August 17, 2015 and revised August 31, 2015 in response to action taken at the August 25, 2015 public hearing; and

WHEREAS, at the public hearing, the Land Use Board received the aforementioned report as well as comments from the Planning Consultant and the Township Engineer; and

WHEREAS, after considering the report and the input from the Township Professional Staff, the Board finds the aforementioned report, revised to August 31, 2015, to be in conformance with the goals of the Route 23 Redevelopment Area pursuant to the provisions of N.J.S.A. 40A:12A-5.

NOW, THEREFORE, BE IT RESOLVED, that the proposed Phase I Redevelopment Plan dated August 17, 2015 and revised to August 31, 2015 be approved; and BE IT FURTHER RESOLVED, that said Phase I Redevelopment Plan be forwarded to the Township Committee of the Township of Wantage with the recommendation of the Land Use Board that the Township Committee adopt the findings and conclusion set forth and pass the appropriate Ordinance to take such other further steps necessary to effectuate same.

APPLICATION:

L-2015-09

“C” Variance for Jeff Beer

Block 13 Lot 11.03

93 Coykendall Road

Mr. Eric Smart appeared on behalf on the applicant to ask to be tabled to the November 4, 2015 meeting due to an unexpected circumstance, the Board agreed. No further notice is required.

L-2014-08

Preliminary & Final Site Plan for Mountain View Manor at Wantage

Block 4.02, Lots 1 & 2

Located on Boulder Hill Boulevard

Attorney Paternostro-Pfister swore in Ken Dykstra as a Professional Engineer and Surveyor. Also present was Attorney Allyson Kassetta.

Exhibit A1a is site layout plan prepared by Mr. Ken Dykstra.

Mr. Maione stated the Town Center of Wantage is responsible for the maintenance of the detention basin. Mr. Dykstra explained the apartment building will be located on Block 4.02, Lot 2 and the sewage treatment plan will be located on Block 4.02, Lot 1. The proposed building is 20 units, two bedroom apartments. The building will face Boulder Hills Blvd.

The parking area, divided between both sides of the building and along the front, consisting of forty-two spaces, two of which will be handicapped. The building has side

entrances with center corridors. The lighting is consistent with Township regulations. The lights will be on from dusk to dawn. The parking lot will be striped with thermoplastic according to Township regulations. There will be no gates in the refuse area; it will consist of contained units inside three walls. The fire protection system is not a potable water system; a flow test is required to make sure it is adequate for a fire. The DEP approved the wastewater system in 2014.

The Board had concerns with the plans as submitted, those concerns include:

- There is no room for the trucks to turn around in the refuse areas. Trucks are forced to back out of the parking lot. Mr. Gaechter suggested moving the refuse area to one side of the building.
- The placement of the mailboxes is at the entrance to the complex, causing a hazard to those entering and exiting. The board suggested moving them to the entrance doors. Mr. Maione agreed to move the mailboxes.
- The design of the building is very plain; it does not state what type of building it is. Some ideas the board suggested include; dividing the building into quarters with awnings, and mixing stone with siding to give the appearance of depth. The Board would also like to see a conceptual landscaping design.
- The Board feels the lot is overcrowded and has very little green space to offer residents. Mr. Cecchini suggested eliminating the lot line, shift the parking lot onto lot one, which would then make green space available to the residents.
- Mr. Cecchini suggested a smaller building to create more green space and create an area for trucks to turn around.

Discussions continued regarding the cost of septic versus wastewater treatment plants. The cost of the treatment plant does not support a small apartment building.

Mr. Bassani stated he is opposed to the project. He feels we do not need additional housing. Apartments tend to have more crime and his fear is the State Police will pull out of Wantage. It does not bring jobs and retail to Wantage and it is moving away from the purpose of the WED zone. It goes against what Wantage is trying to accomplish. Mr. Bassani feels people move to Wantage for open land, and when the economy gets better people will be looking for open space. Mr. Bassani also fears setting precedence in the WED zone.

Mr. Cecchini opened the meeting to the public.

Mrs. Kathy Gorman of Fernwood Road expressed her views regarding the change of use from commercial to residential. She stated the need for economic development not residential development to assist with tax relief.

Mr. John Nuss of Beemer Road does not approve of the density; the township has instituted a five-acre zoning which is a hardship on the farmers as well as people who would like to build a new home. He would like to see equity for the rest of the people of Wantage.

Mr. Cecchini stated that no approval could be given tonight due to changes needed in the application. Those changes include; new architectural, deleting the lot line, placing the dumpsters in one area, creating a green area for the residents. Mr. Cecchini also asked Mr. Maione to reduce the number of units, as the board feels the lot is very crowded.

Mrs. Gill made a motion seconded by Mr. Grau to extend the application to the next Land Use meeting scheduled for October 20, 2015
October 20, 2015 meeting with the potential of moving to a later date without notice.

Mr. Retz came before the Board to request the board change his roadway approval from a four inch stabilized base to a three inch with a two inch top, which is the industry standard. Due to the original Resolution and application, the Board cannot grant the change without submitting new plans.

ADJOURNMENT

On a motion duly made by Mr. Bassani seconded by Mrs. Gill and carried, the meeting was adjourned.

Respectfully submitted,

Jeanne M. McBride
Secretary