

DECEMBER 15, 2015

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, December 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, Bill Gaechter, Victoria Gill, Paul Grau, Joanne Kanapinski, Patrick Stefanelli, Ronald Slate, Michael Cecchini, Bill DeBoer. Also present was Attorney Angela Paternostro-Pfister, and Engineer Harold Pellow.
Absent: Larry Bono.

MINUTES:

Mr. Grau Made a motion seconded by Mr. Slate to approve the November 4, 2015 minutes. Ayes Bassani, Gaechter, Gill, Grau, Kanapinski, Slate, Stefanelli, DeBoer, Cecchini. Nays: None.

Mr. Grau made a motion seconded by Mr. Slate to approve the November 17, 2015 minutes. Ayes: Bassani, Gaechter, Gill, Grau, Kanapinski, Slate, Stefanelli, DeBoer, Cecchini.

RESOLUTIONS:

Mr. Grau mde a motion, seconded by Mrs. Gill to adopt the resolution memorializing the Board's decision of November 4, 2015 granting a 40' x 60' 2400 square foot garage on the front yard of his dwelling, which requires a "C" Variance.

NOW, THEREFORE, BE IT RESOLVED, by the township of Wantage Land Use Board, County of Sussex, and State of New Jersey the Application of Jeff Beer with respect to Block 133, Lot 11.03 as shown on the Tax Map of the township of Wantage requesting a "C" variance to construct a 40' x 60' 2400 square foot pole barn on the front yard of the property proposed be and hereby is granted. This approval is subject to the testimony given and plans submitted with the application as well as the following conditions:

1. The applicant shall comply with all of the recommendations contained in the Pellow Report dated July 21, 2015; specifically, the Applicant also shall supply Revised Plans to the township Engineer as per the testimony given before the Board on November 4, 2015;
2. 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;
3. Certificate that all taxes are paid to date of approval;
4. The Applicant shall maintain the 150 foot buffer for the wetlands on the property and shall notate same on the Revised Plans to be submitted to the township Engineer;
5. The Applicant shall pave a fifty foot asphalt driveway at the entrance of the property as per the testimony given and shall notate the same on the Revised Plans to be submitted to the Township Engineer;
6. The Applicant shall maintain and include a "back out area" as per the testimony given at the Hearing and shall notate the "back out area" on the Revised Plans to be submitted to the township Engineer;
7. The proposed structure shall not be used for any commercial use and there shall not be any storage of commercial vehicles in the structure;

8. The Applicant must comply with all representations made, either personally or through and representative acting on his behalf, during the course of his presentation to the Board, and in all documents filed with the instant Application;
9. Subject to all other applicable rules, regulations, ordinances, and statutes of the Township of Wantage, county of Sussex, State of New Jersey.
10. The terms and conditions of the approval shall be binding upon the Applicant, the applicant's successors in interest and assigns. Further, each of the terms and conditions of this approval are material elements of the approval based upon the submission of the application and property in its entirety, and the non-compliance with any term or condition by the applicant or his successors or assigns shall be deemed a material default subjecting the application to revocation of this approval. The request to change any single condition, since all conditions are integrally related, shall open the entire application to the Land Use Board for re-consideration, possible, re-approval and new terms and conditions in addition to those terms and conditions presently existing in this approval;
11. The Township of Wantage Land Use Board reserves the right to revoke and withdraw and approval granted in the event there is any deviation from or alteration of the plan hereby approved, unless prior written approval for such deviation or alteration has been obtained from the Land Use Board. Minor deviations and field changes may be authorized in writing by the Township Engineer.

APPLICATIONS:

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 Allyson Kassetta introduced Kenneth Dykstra and the engineer on the Mountain View Manor project. Mr. Dykstra was sworn in at the first hearing of the application on September 15, 2015.

Mr. Dykstra introduced exhibit B1 a revised plan of the building with all of the changes the Land Use Board requested.

- The building was a twenty unit building; it is now a sixteen unit building.
- Thirty-two parking spaces are required, thirty-eight are now included.
- There is now one dumpster area with an area for the truck to turn around.
- By moving the parking area, it created a green area for residents to enjoy.
- Mr. Maione moved the mailboxes from the entrance of the parking lot to the side entrances of the building.
- Impervious coverage as well as the density are both down from the original plans.

Mr. Cecchini opened this portion of the meeting to the public, since there were no public wishing to speak, he closed it to the public and opened it to the Board. Mr. Cecchini commended Mr. Maione for adhering to every one of the changes the Board requested. The Board also agreed Mr. Maione made a vast improvement in the physical appearance of the building. Mr. Bassani also commended Mr. Maione for the improvements but stated this was not the vision the Board had for the property. Mrs. Kanapinski agreed with Mr. Bassani.

Mr. Slate made a motion seconded by Mr. Grau to approve the apartment building with the changes presented at the December 15, 2015 meeting. Ayes: Gaechter, Gill, Grau, Slate, Stefanelli, DeBoer, Cecchini. Nays: Bassani, Kanapinski.

L-2015-11
“C” Variance for Sam Magarino III
Block 12.01 Lot 13.12
113 Lewisburg Road

The Applicant is proposing a 14' x 60' x structure in the front yard to house a motor home. A “C” Variance is needed. Only one driveway is permitted for a residential lot, a variance is needed. A variance is needed for impervious cover, 10% is permitted in the R-5 Zone and 10.9% is proposed. Notice has been made for a public hearing.

Attorney Paternostro-Pfister swore in Samuel Magarino.

The applicant testified at the November 17, 2015 meeting. Due to an incomplete application, the applicant provided testimony, with the missing information to be provided before the December 15, 2015 meeting. The missing Board members would listen to the CD and be eligible to vote at this meeting.

Mr. Pellow requested the following in his November report

- A Key map at scale not less than 1:-400 feet.
- Tax map sheet number.
- Zoning chart listing existing and proposed requirements.
- Locations of all existing features on the property and within 200 feet.
- Preliminary architectural plans for all proposed buildings, including overall floor plans.

The driveway is a considered a pre-existing condition. Mrs. Kanapinski asked if the garage was going where the RV is now, and questioned the amount of room on the other side of the property. Mr. Magarino explained there is a steep grade and a JCPL easement on the other side of his home. Mr. Gaechter asked Mr. Magarino if he has received any complaints from neighbors regarding the RV. Mr. Magarino stated no, and the RV has been there for 5 years. There was no public in attendance wishing to speak on the matter. Discussion continued regarding a tree on the neighbor’s property that impedes the sight of Mr. Magarino’s driveway. Mr. Pellow believes it is in the town’s right of way. Mr. Stefanelli said he would check with the clerk regarding Wantage’s responsibility regarding the tree.

Mr. Magarino wishes to waive the resolution time waiting period.

Mr. Grau made the motion seconded by Mr. Slate to approve the 40' x 60' garage to house a motor home and a variance for impervious cover. Ayes; Bassani, Gaechter, Gill, Grau, Kanapinski, Slate, Stefanelli, DeBoer, Cecchini. Nays: None.

L-2013-02
Bajwa Fuel & Car Wash, LLC
Block 6, Lot 3.02
Located on Route 23

The Applicant is proposing to remove an existing pump island, and relocate the pumps. The Applicant wishes to extend the canopy with a 36' x 36' extension. The pump islands will be protected with 6” diameter bollards. Notice has been made for a public hearing

Attorney Dennis McConnell from the firm McConnell, Lenard & Campbell requested the absent Board members listen to the testimony from the November 17, 2015 meeting and vote on the matter at the December 15, 2015 meeting. Mr. Cecchini agreed to the request.

Mr. Cecchini asked if the Board had any questions, there being no questions Mr. Cecchini opened this portion of the meeting to the public. There being no public wishing to speak, Mr. Cecchini reopened the meeting to the Board. Mrs. Gill had questions regarding the signs. Engineer Tyler VanderValk submitted revised plans. He explained they recalculated the size of the sign using only one side as the façade area.

Mr. VanderValk also wanted to clarify for his client the terminology of filling stations vs pumps. They feel the words were used interchangeably. There will be two pumps on each island, with a total of eight filling stations.

Mr. Cecchini asked if there were any other questions from the Board, since there were no other comments, he entertained a motion. Mr. Gaechter made the motion seconded by Mr. DeBoer to approve the pumps and signage on the canopy. Ayes: Bassani, Gaechter, Gill, Grau, Kanapinski, Slate, Stefanelli, DeBoer, Cecchini. Nays: None.

Mr. McConnell requested the Board waive the Resolution time waiting period.

Mr. Cecchini asked Mr. Stefanelli if he knew anything about the storage containers on Roy Road and Route 565. Mr. Stefanelli explained he had been to the site for an inspection and issued a temporary zoning permit.

Mr. Bassani recently heard of towns that require solar farms that surround the farms with blue spruce trees. He thought that was an interesting idea in the event of future solar farms.

Mayor Gaechter stated a resident was unhappy with the many cars parked around town, including the old cookie factory on the boarder of Sussex and Wantage. Mr. Cecchini stated that Franklin Sussex Auto Mall continues to give back to the community in many different ways and the cars located near the cookies factory will be a temporary situation.

Mr. Gaechter also expressed a resident's disapproval of the signs in Lake Neepaulin. Mr. Pellow and Mr. Stefanelli will examine the ordinance and the records pertaining to the signs.

ADJOURNMENT

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

Respectfully submitted,

Jeanne M. McBride
Secretary