

JANUARY 19, 2016

The reorganization meeting of the Wantage Township Land Use Board was held on Tuesday, January 19, 2016 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.

REORGANIZATION

Ms. Paternostro-Pfister proceeded to administer an Oath of Office to the newly appointed members.

Class I	Ronald Bassani	12/31/2016
Class II	Patrick Stefanelli	12/31/2016
Class III	Jon Morris	12/31/2016
Class IV	Ronald Slate	12/31/2019
Alternate II	Michael Walther	12/31/2017

ROLL CALL

PRESENT: Ronald Bassani, Victoria Gill, Paul Grau, Joanne Kanapinski, John Morris, Ronald Slate, Patrick Steffanelli, Michael Walther, Michael Cecchini. Attorney, Angela Paternostro-Pfister, Engineer, Harold Pellow. Secretary, Jeanne McBride
ABSENT: Larry Bono, William DeBoer.

Mr. Grau made a motion seconded by Mrs. Gill to nominate Mr. Michael Cecchini as Chairman of the Land Use Board for 2016. A voice vote was unanimously in favor.

Mr. Grau made a motion seconded by Mrs. Gill to nominate Mr. Ronald Slate as Vice Chairman of the Land Use Board for 2016. A voice vote was unanimously in favor.

Mr. Grau made a motion seconded by Mr. Slate to nominate Jeanne McBride as Secretary of the Land Use Board for 2016. A voice vote was unanimously in favor.

Mr. Grau made a motion seconded by Mrs. Gill to nominate Mr. Harold Pellow and the firm Harold Pellow & Associates as Engineer of the Land Use Board and Planner for 2016. A voice vote was unanimously in favor.

Mr. Grau made a motion seconded by Mrs. Gill to nominate Ms. Angela Paternostro-Pfister from the firm Morris, Downing & Sherrerd as Attorney for the Land Use Board for 2016. A voice vote was unanimously in favor.

Mr. Grau made a motion seconded by Mrs. Gill to name the New Jersey Herald and the Sunday Herald as the official newspapers of the Land Use Board for 2016. A voice vote was unanimously in favor.

Mr. Grau made a motion seconded by Mrs. Gill to approve the 2016 and the first 2017 meeting dates.

A voice vote was unanimously in favor.

The 2016 meeting dates are as follows

LAND USE BOARD OF THE TOWNSHIP OF WANTAGE SCHEDULE OF 2016 MEETINGS AND FIRST
2017

All regular meetings are held on the third Tuesday, the fourth Tuesday is advertised as a Special Session if necessary, also excluding December where the meetings will be held on the second and third Tuesday.

Official action may be taken.

LOCATION: Wantage Township Municipal Building,
888 State Route 23,
Wantage, New Jersey, 07461.

Time 7:00 pm

DATE:

January 19, 2016	January 26, 2016*
February 16, 2016	February 23, 2016*
March 15, 2016	March 22, 2016*
April 19, 2016	April 26, 2016*
May 17, 2016	May 24, 2016*
June 21, 2016	June 28, 2016*
July 19, 2016	July 26, 2016*
August 16, 2016	August 23, 2016*
September 20, 2016	September 27, 2016*
October 18, 2016	October 25, 2016*
November 15, 2016	November 22, 2016*
December 13, 2016	December 20, 2016*
January 17, 2017	January 24, 2017*

REORGANIZATION

*Special session will meet only if needed.

MINUTES

Mr. Grau made a motion to adopt the minutes of the December 15, 2015 meeting. Mrs. Gill seconded the motion. A voice vote was unanimously in favor. Mr. Morris and Mr. Walther abstained.

RESOLUTIONS

L-2014-08 The Resolution for the preliminary & final site plan for Mountain View Manor at Wantage, Block 4.02, Lots 1 & 2 located on Boulder Hills Blvd has been carried until an agreement with both parties regarding a Developers Agreement as a condition can be reached.

L-2015-10 Mr. Bassani made a motion, seconded by Mrs. Gill to adopt the resolution memorializing the Board's decision of November 4, 2015 granting preliminary & final site plan for CGP Acquisitions & Development, LLC block 14, Lot 15.01, located on Route 23 a 9,250 square foot retail Dollar General. The Lot is located in the H-C Zone and is a permitted use in this zone.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Wantage, based upon the above findings of fact and conclusions of law, the within application for Preliminary and Final Major Site Plan approval be and hereby is granted subject to the following conditions:

1. The Applicant shall comply with all of the specific recommendations and terms contained in the Township Engineer's original and revised reports in connection with this application and as may be required to be amended in accordance with this Resolution are adopted by reference as though the complete application and modified plans were set forth herein and the same are made a part hereof. Further, the commitments made by the applicant and their representatives in their recorded testimony and as set forth in the previous finding of fact shall be satisfied;

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 Township of Wantage Land Use Board reserves the right to revoke and withdraw any 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;

5. The terms and conditions of this 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 presenting existing in this approval;

6. The Applicant must comply with all representations made, either personally or through any representative acting on the Applicant's behalf during the course of the presentation of the application at the hearing, through any written correspondence presented to the Board and/or Township, and in all documents filed pertaining to the instant application;

7. The Applicant shall submit an as-built to the Township Engineer for final approval prior to the issuance of a CO and shall attend a pre-construction meeting with remittance of all applicable post inspection fees to the Township and an escrow of one thousand dollars;

Ayes: Bassani, Gill, Grau, Kanapinski, Stefanelli, Cecchini. Nays: None. Abstain: Morris, Walther.

L-2013-02 Mr. Bassani made a motion seconded by Mr. Grau to adopt the Resolution memorializing the Board's decision of December 15, 2015 granting Bajwa Fuel & Car Wash, LLC Block 6, Lot 3.02, located on Route 23 to remove an existing pump island, relocate the pumps and extend the canopy with a 36' x 36' extension.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Wantage, based upon the above findings of fact and conclusions of law, the within application for Preliminary and Final Major Site Plan approval be and hereby is granted subject to the following conditions:

1. The Applicant shall comply with all of the specific recommendations and terms contained in the Township Engineer's original and revised reports in connection with this application and as may be required to be amended in accordance with this Resolution are adopted by reference as though the complete application and modified plans were set forth herein and the same are made a part hereof. Further, the commitments made by the applicant and their representatives in their recorded testimony and as set forth in the previous finding of fact shall be satisfied;

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5. The terms and conditions of this 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 presenting existing in this approval;

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7. The Applicant shall submit an as-built to the Township Engineer for final approval prior to the issuance of a CO and shall attend a pre-construction meeting with remittance of all applicable post inspection fees to the Township and an escrow of one thousand dollars.

Ayes: Bassani, Gill, Grau, Kanapinski, Slate, Stefanelli, Cecchini. Nays: None.
Abstain: Morris Walther.

APPLICATIONS

None.

INFORMAL

Red Hook LLC

Block 16 Lot 5.04, Lot 5.03, 5.02, 5.01

Located on the corner of Route 565 and Roy Road

The owner of the property wished to extend a temporary zoning permit to house storage containers on the property. His long-term plans include a possible strip mall. Behind the strip mall he plans on maintaining his own excavating equipment, eventually putting up buildings. Mr. Cecchini asked if he has been doing any soil mining, he explained he must get permission from Soil Conservation before he regrades the property. Toby replied he is not regrading, he is removing a rock wall. Toby also stated he has hired an engineer. The Board agreed that the storage container-zoning permit cannot be extended indefinitely and he must provide plans for the property.

GENERAL BUSINESS

The Board discussed increasing the escrow fees; in recent months, there has not been enough escrow to cover expenses. Mr. Pellow and Ms. Paternostro-Pfister will discuss their fees and offer suggestions at a later meeting.

Recent commercial applicants have discussed Wantage's lack of an Ordinance regarding Landscape and Design. Aesthetically, the Board would like to convey a 'New England' type of architecture. Mr. Bassani suggested including surrounding Solar Farms with blue spruce trees if the ordinance is devised. Mr. Pellow said he would look into other town's ordinances as a comparison.

ADJOURNMENT

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

Respectfully submitted, Jeanne M McBride, Secretary