

**MAY 17, 2016**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, May 17, 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 to the United States Flag.

**ROLL CALL**

PRESENT: Larry Bono, Victoria Gill, Paul Grau, Joanne Kanapinski, Ron Slate, Michael Cecchini, Bill DeBoer.

Absent: Ron Bassani, Jon Morris, Patrick Stefanelli, Michael Walther. Also present, Angela Paternostro-Pfister Esq. and Engineer Harold Pellow

**MINUTES:**

Mr. Grau made a motion seconded by Mrs. Gill to approve the April 19, 2016 minutes. A voice vote was unanimously in favor.

**APPLICATION**

**L-2016-02**

**Jeffrey & Lisa Parrott**

**Minor Subdivision**

**Block 42, Lot 30**

Attorney Paternostro-Pfister swore in: Dan Kent  
Jeffrey Parrott, Possum Glen Road, Wantage NJ  
Dan Kent 20 Kent Road, Newton NJ Land Surveyor

**Mr. Kent read an explanation of the application**

*The currently existing Tax Lot 30, Block 42 contains an area of 10.257 acres, with an existing 2-story frame Senior Citizen Duplex dwelling completed in February 2004. Application L 11-2003 to construct the dwelling made to the Wantage Township Land Use Board, which granted Conditional Use and Preliminary and Final Site Plan approvals memorialized by Resolution on May 27, 2003. The southerly portion of Tax Lot 31 contained an extensive freshwater wetland and buffer/transition areas, which totaled 8.272 acres, and being unbuildable considered as "open-space". The Zoning*

*Ordinance designated the subject area as situate in the R-1 Residential Zone. In 2005, Ordinance No. 2005-02 changed the R-1 Zone to the current R-5 Zone.*

*The owner/applicants wish to donate the open space of area of Tax Lot 30 to the United States Fish and Wildlife Service, which has agreed to take title and preserve the area, as it is a tributary to the Wallkill River and the Wallkill Valley Wildlife Refuge. In order to deed the open space, it will be necessary to make a subdivision to create a new lot around the existing Senior Citizen dwelling and the remainder lot, which will contain the wetlands, and buffers.*

*This application propose creating a 2.000 acre lot containing the Senior Citizen dwelling and improvements and a remainder lot to be donated as stated herein. Bulk standards comply with the Zoning Ordinance for Senior Citizen Housing.*

*Variances are requested from the Schedule of Standards “Traditional Development Option” for the “R-5” Zone, and the constraint calculations for the resultant adjusted density.*

Mr. Cecchini opened the meeting to the Board for any questions.

Mrs. Kanapinski asked why Mr. Parrott did not sell the property in front of the house;

Mr. Parrott explained the home’s driveway is located on that property.

Mr. Cecchini then opened the meeting to the public for any questions or concerns, there being none, and he closed this portion of the meeting.

Mr. Parrott read a thank you letter from the Department of Interior for the property donation.

Mrs. Gill made a motion seconded by Mr. Grau, to approve the transfer of land and approval of the following variances:

- Minimum lot size for senior housing.
- Minimum dedicated opens space for senior housing.
- Density
- Front yard setback.
- Side yard setback.
- Lot width

Ayes: Bono, Gill, Grau, Kananpinski, Slate, DeBoer, Cecchini. Nays: None.

**L-2016-03**

**Minor Subdivision & Lot Line adjustment**

**James Naisby Jr. and Robert and Gale Artsma**

**Block 152, Lots 6.02 & 6.04**

**63 & 65 Snover Road**

0.119 acre will be subdivided from Lot 6.04 and annexed to Lot 6.06. The resultant area of Lot 6.04 will be 45.091 acres, and the resultant area of Lot 6.06 will be 1.142 acres. Lot 6.06 is a pre-existing, non-conforming lot under the former one-acre zoning, and this

addition of 0.119 acre to this lot will be a slight upgrade of the area. Currently, this area where Lots 6.06 and 6.04 are located in the RE-5 zone

Attorney Paternostro-Pfister swore in :  
Robert Artsma 65 Snover Road, Wantage  
Eric Smart, Old Clove Road, Wantage

Mr. Pellow reviewed his report; the applicant requested four waivers and all are acceptable.

Mr. Artsma's neighbor offered to sell the property, he felt it was a good opportunity, to add additional land to his property.

Mr. Slate made a motion, seconded by Mr. DeBoer to approve the application as presented. Ayes: Bono, Gill, Grau, Kanapinski, Slate, DeBoer, Cecchini. Nays: None.

### **INFORMAL**

Terrance Bauman and Paul Bicsak introduced an idea they hope will benefit the citizens of Sussex County. Valley Amusements stores their amusements in a local warehouse. Together they would like to set the amusement rides on Mr. Bicsak's property behind the new vegetable stand located on Route 23 and Blair Road. They would like to offer rides, food and games consistent with an 'old fashioned country fair'. They want to offer the carnival as a fundraiser to civic groups, from July 4 through Labor Day. The area will be fenced in with parking attendants, porta johns, lights, food and games. Valley Amusements will oversee the required inspections.

Harold Pellow reminded them all site plans must go before the county  
Mr. Cecchini recommended they take action, as summer is fast approaching.

Open to the public

Ann Smulewicz voiced her displeasure with the hours of operation the quarry is allowed continue to operate.

### **ADJOURNMENT**

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

Respectfully submitted,

Jeanne M. McBride  
Secretary