

JUNE 21, 2016

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, June 21, 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. Slate invited all persons present to participate in the Pledge of Allegiance to the United States Flag.

ROLL CALL

PRESENT: Ron Bassani, Paul Grau, Joanne Kanapinski, Ron Slate, Michael Walther.
Absent: Larry Bono, Victoria Gill, Jon Morris, Patrick Stefanelli, Michael Cecchini, Bill DeBoer. Also present, Angela Paternostro-Pfister Esq. and Engineer Harold Pellow

MINUTES:

Mr. Grau made a motion seconded by Mrs. Kanapinski to approve the May 17, 2016 minutes.

A voice vote was unanimously in favor.

RESOLUTIONS

L-2016-02

Mr. Grau made the motion seconded by Mrs. Kanapinski to approve the minor subdivision decided on May 17, 2016 for Jeffrey and Lisa Parrott, Block 42, Lot 30, located on Route 284.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Wantage Land Use Board, County of Sussex, and State of New Jersey the Application of Jeffrey M. and Lisa Parrott with respect to Block 42, Lot 30 as shown on the Tax Map of the Township of Wantage requesting a minor subdivision and variances from minimum lot size for senior housing (4 acres required for an isolated lot and 2 acres are proposed); minimum dedicated open space for senior housing should not be less than 25% of the total tract. (Zero percent is proposed with 8.257 acres being conveyed to the Wallkill Wildlife Refuge as open space); Density must satisfy constraint requirements for two single family residences originally in the R-1 Zone and proposed is 1.2 lots; Front Yard Setback 80 feet is required (40 feet exists); Side Yard Setback 40 feet is required (30 feet exists); Lot Width 250 feet is required (152.50 feet is proposed) in the R-5 Zone 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:

- The Applicant shall comply with all of the specific recommendations contained in Mr. Pellow's Report dated April 25, 2016. 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;
- 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;
- 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;
- The applicant shall comply with all requirements of the regulations of the Township of Wantage and this conditional approval. Such compliance shall also be binding upon the applicant's agents, servants, successors, and assigns;
- 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 reconsideration,

possible re-approval and new terms and conditions in addition to those terms and conditions presenting existing in this approval;

- All performance requirements as set forth in the findings of fact herein shall be satisfied by the applicant as a condition of this approval whether or not repeated at length in this conditions-section of this Resolution;
- Certificate that all taxes are paid to date of approval;
- The Applicant shall submit to the Township Engineer and Township Planning Board Attorney, for his and her review and approval as to form, the deeds that will effectuate the subdivision;
- The Applicant must obtain approval from the Sussex County Planning Board;
- The Applicant must comply with all representations made, either personally or through any representative acting on her behalf, during the course of her presentation to the Board, and in all documents filed with the instant Application;
- Subject to all other applicable rules, regulations, ordinances, and statutes of the Township of Wantage, County of Sussex, State of New Jersey.

The undersigned, Chairman of the Township of Wantage Land Use Board, hereby certifies the above is a true copy of the resolution adopted by said Board on June 21, 2016 to memorialize action taken on May 17, 2016.

Ayes: Grau, Kanapinski, Slate. Nays: None.

L-2016-03

Mr. Grau made the motion, seconded by Mrs. Kanapinski to approve the minor subdivision and lot line adjustment decided on May 17, 2016 for James Naisby Jr. and Robert and Gale Artsma, Block 152, Lots 6.02 and 6.04, located at 63 and 65 Snover Road.

NOW, THEREFORE, BE IT RESOLVED, by the Township of Wantage Land Use Board, County of Sussex, and State of New Jersey the Application of James Naisby, Jr. and Robert and Gale Artsma, (“Applicant”), #L-2016-03 with respect to Block 52, Lots 6.02 & 6.04

as shown on the tax map of the Township of Wantage, for a minor subdivision to provide for a lot

line adjustment where 0.119 acre will be subdivided from Lot 6.04 and annexed to Lot 6.06 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:

- The Applicant shall comply with all of the specific recommendations contained in Mr. Pellow’s Report dated April 21, 2016 with revisions dated May 2, 2016. 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;
- 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;
- 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;
- The applicant shall comply with all requirements of the regulations of the Township of Wantage and this conditional approval. Such compliance shall also be binding upon the applicant’s agents, servants, successors, and assigns;
- 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;

- All performance requirements as set forth in the findings of fact herein shall be satisfied by the applicant as a condition of this approval whether or not repeated at length in this conditions-section of this Resolution;
- Certificate that all taxes are paid to date of approval;
- The Applicant shall submit to the Township Engineer and Township Planning Board Attorney, for his and her review and approval as to form, the deeds that will effectuate the subdivision;
- The Applicant must obtain approval from the Sussex County Planning Board;
- The Applicant must comply with all representations made, either personally or through any representative acting on her behalf, during the course of her presentation to the Board, and in all documents filed with the instant Application;
- Subject to all other applicable rules, regulations, ordinances, and statutes of the Township of Wantage, County of Sussex, State of New Jersey.

The undersigned, Chairman of the Township of Wantage Land Use Board, hereby certifies the above is a true copy of the resolution adopted by said Board on June 21, 2016 to memorialize action taken on May 17, 2016.
Ayes: Grau, Kanapinski, Slate. Nays: None.

APPLICATION

L-2006-04

**Wantage Village application of Wantage Ridge Developers, LLC
Block 116, Lot 10.01**

L-2006-03

**Wantage Ridge application of PKM Holdings, LLC
Block 116, Lot 10.06**

Thomas Molica Jr. from the firm Vogel, Chait, Collins, and Schneider represented the applicant.

The Board agreed to hear both applications together. The applicant received preliminary site plan approval in 2007. They did not receive final site plan approval. All approvals expired in June 2016. Due to the slow recovery of the economic conditions, they are requesting a four-year extension. Had they sought a longer term they would have had to notice property owners.

The original name of the development is McCoy's Corner Village. The plan consists of residential homes including affordable housing. The property is in the sewer service area, and also has NJDEP permit, both difficult to obtain.

Mr. Slate asked if there were any questions, there being none, he asked for a motion.

Mr. Grau made a motion, seconded by Mrs. Kanapinski, to extend the application approval for four years. Ayes: Bassani, Grau, Kanapinski, Slate, Walther. Nays: None.

ADJOURNMENT

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

Respectfully submitted,

Jeanne M. McBride
Secretary