

MAY 16, 2017

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, May 16, 2017 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: Larry Bono, William Gaechter, Paul Grau, Joanne Kanapinski, Jon Morris, Ron Slate, Patrick Stefanelli, Michael Walther, Michael Cecchini.

Absent: Victoria Gill, William DeBoer. Also, present, Angela Paternostro-Pfister Esq. and Engineer Harold Pellow

MINUTES

Mr. Grau made the motion seconded by Mrs. Kanapinski to approve the April 18, 2017 minutes. A Voice vote was unanimously in favor.

Mr. Grau made the motion seconded by Mr. Slate to approve the April 25, 2017 minutes. A Voice vote was unanimously in favor.

RESOLUTIONS

L-2017-03 Sussex Aviation, LLC and L-2017-04 GDS Enterprises, LLC resolutions will be tabled to the June 20, 2017 meeting.

APPLICATIONS

L-2017-06

Pleasant Acres Campground
Minor Subdivision & Site Plan
Proposed Lot Line adjustment
Block 139, Lots 21, 22.01, 22.02, 22.03
Located on Dewitt Road
Notice has been made for a public hearing

Attorney Paternostro-Pfister swore in Richard Denman.

Mr. Denman thanked the Board for serving the community. Mr. Denman explained how the campground supports the local economy from restaurants to car dealerships. He also provides jobs to local high school students. Currently they have 292 campsites, the Board gave approval to expand to 500 campsites in 2007. Due to the poor economy, the project was not completed and the Resolution expired. He would like to increase the number of campsites as well as consolidate lots 22.01, all of 22.03 a portion of 22.02 and a portion of lot 21. Mr. Denman would like the entire campground to be on one lot. Mr. Stoner questioned Mr. Denman on the 2007 Resolution, lot consolidation and the waste water system. If the application is approved Mr. Denman agreed to fulfill all the conditions of the 2007 Resolution. Motorhomes have increased in size so some lots had to be reconfigured to accommodate the larger campers. Mr. Denman then explained how the waste water system aerates bacteria and sprays clean water into the woods. The water is tested monthly.

Mr. Denman stated the project will not be done all at once. It will be done in sections. Each section will include a site plan. Each site will differ depending on the topography.

When offered a site walk, the board agreed a site walk is not necessary, most have been to the site before.

Mr. Stoner requested the site plans state 500 maximum campsites. Mr. Denman agreed.

Mr. Cecchini opened the meeting to the public there being no one wishing to speak he closed it to the public and opened it to the Board

Mr. Grau made a motion seconded by Mr. Bono to approve the application.

Ayes: Bono, Gaechter, Grau, Kanapinski, Morris, slate Stefanelli, Walther, Cecchini.

Nays: None.

L-2017-05

Mountain View Manor

Preliminary & Final Site Plan

Block 4.02, Lot 5

Located on Boulder Hills Boulevard

The applicant is proposing (4) four 20-unit apartment buildings.

The application was carried from the April 25, 2017 meeting. No further notice was necessary.

Attorney Allison Kassetta stated in March of 2015 Mr. Maione was granted a D1 use variance for the property located on Boulder Hills Blvd, the approval include a bulk variance. The reason they requested the variances in 2015 was to set the building envelope when they were ready to come back.

According to the Time of Application Rule the board granted the variances according to the Industrial Zone, knowing the zone would be changed to the WED zone. Mr. Maione is abiding by the setbacks granted by the board even though the zone has changed.

Mr. Pellow's report stated Wantage Township parking space dimensions must be 10' x 20', according to the Residential Site Improvement Standards parking spaces must be 9' x 18'. The plans exceed that size, there are 161 10'x 18' parking spaces.

Mr. Cecchini acknowledged it was a difficult decision to approved residential housing in the WED Zone. He said the Board asked for ten changes on the application and Mr. Maione made twelve changes. Mr. Cecchini stated the board wanted to have control over the site development on this lot due to time the board invested in the developing the regulations of the WED zone.

Ms. Paternostro Pifister swore in George Gloede Civil Engineer of One Pembroke Court Oakridge NJ.

Exhibit A1 dated 2/2/2017, is a colorized photo exhibit of the original site plan including five buildings, one of the buildings has since been removed.

Ms. Paternostro Pfister swore in the applicant John Maione, of Fairmont Road, Tweaksbury, NJ.

The original plans included the sanitary sewer to include a nursing home. Mr. Maione stated the waste system must be for the exact number of units, he is not yet ready to include the nursing home. Mr. Pellow met with Mr. Maione prior to the Land Use meeting, stating the area was ‘too crowded’. Mr. Maione removed one of the buildings and placed the sanitary sewer in that spot to service the four apartment buildings.

Exhibit A2 dated 5/12/2017, is a picture without the fifth building and including the parking area.

Mr. Pellow’s report requested; a landscape plan by a certified landscaper, a cross section of the parking lot, EIS and Facilities Impact report. Mr. Gloede stated he designed the landscape plan. Mr. Gloede said the impact on the roads will be considerably lower than the 226-housing plan originally approved. Mr. Stoner asked for the report from the DOT showing the original approval.

Mr. Stoner asked for plans including the existing utilities and water lines, they are missing. Mr. Gloede stated he will include them on the next set.

Discussion began on the walkway and building design as Mr. Pellow’s report states it is ‘too tight’ and does not have landscaping. Mr. Maione explained there is a minimum of two-foot landscaped area along the building and a six-foot sidewalk. The building is inset near the gables, which are not shown on the plans. Mr. Maione stated additional landscaping will be done between the gables in the inset.

The front and the back will look like the color renderings. The bump outs will be in both the front and back of the building. All of the stone areas in the renderings are recessed one foot. The mailboxes will be placed on Boulder Hill Boulder Blvd, a US Post Office requirement. There is a loading area for trucks. Discussion continued regarding dumpster pads and the turn around areas. Mr. Morris felt the parking area was not large enough for garbage trucks, fire trucks, and box trucks.

There will be one address for the entire site, each building will have a letter, each apartment will have an assigned number on each apartment door. To enter the buildings, one must use a key fob. Without the key fob, one must be buzzed in by the tenant.

Mr. Stoner asked Mr. Maione about COAH units. Mr. Maione explained the apartments over the stores are COAH units. The units are also senior units. Senior units are regarded as double COAH. He explained the units were put in to accommodate the original 226 housing units. They now exceed the required number.

Mr. Gloede agreed to adjust the turning radius in the parking lot. The board recommended moving a dumpster to the rear of the parking area, Mr. Maione agreed. The rear area will allow for easier truck mobility.

Mr. Maione stated the entire project will be paved at the same time. Mr. Maione agreed to the condition he must put up a bond or pave before a certificate of occupancy will be issued. The Bond will not be released until the paving is done.

The Board requested a common area, a place to congregate. Mr. Maione stated there is an area by the Town Center, all sidewalks lead to the Town Center. Mr. Gaechter asked if it was possible for children to play on top of the sewer treatment plant. Mr. Maione said the treatment plant is underground and the electrical box is fenced in. Mr. Maione stated when all of the buildings are done there is an area that will be utilized for a common area, an area not suitable for building.

Mr. Cecchini opened the meeting to the public for comments and discussion.

Kathleen Gorman of Fernwood Ave, Wantage NJ, feels Wantage needs businesses, there are too many empty stores in town. She is concerned the schools will raise taxes with additional children. She feels there is plenty of available housing. She is also concerned renters are transient and will not stay in Wantage. Mr. Cecchini explained businesses need people for their financial support.

Chuck Meissner of Compton Road, Wantage NJ, voiced his opinion on what he calls High Density Rural Housing. He feels once an apartment is approved on a highway, the township will inevitably take it over. He agrees with the comments from Ms. Gorman.

Mr. Cecchini closed the meeting to the public and opened it to the Board for comments and questions.

Mrs. Kanapinski discussed installing a light at the exit near the Town Center, Mr. Maione stated the DOT does not want a light because of the light at Quick Chek. He explained residents could use Clark Road to exit and get to Route 23 North. Signs stating this will be installed.

Mr. Morris feels the fire pond is not large enough to cover all the buildings. Mr. Maione explained the pond is fed by a well. Mr. Morris asked if the suppression system was regularly tested, Mr. Maione stated yes. Mr. Morris gave additional testimony regarding navigating fire trucks throughout a full parking lot. He then expressed his concerns regarding the apartment buildings and the rural character of Wantage.

Mr. Bono asked if there were elevators in the buildings, Mr. Maione responded the requirement for an elevator is three stories or higher. Mr. Bono had First Aid response concerns. An elevator was placed in the apartments over the stores because those apartments are designated senior housing.

Mr. Pellow's report recommended a site walk. Mr. Gaechter stated it would possibly help the Board visualize where the apartments will be placed since one of the concerns is overcrowding.

Mr. Gaechter made the motion, seconded by Mr. Morris to carry the application to June 27, 2017 at 7:00, at the Wantage Municipal Building, 888 Route 23, Wantage NJ. No further notice is necessary. Ayes: Bono, Gaechter, Grau, Kanapinski, Morris, Slate., Stefanelli, Walther, Cecchini. Nays: None.

ADJOURNMENT

On a motion duly made by Mr. Grau, seconded by Mr. Slate and carried, the meeting adjourned at 9:51 p.m.

Respectfully submitted,

Jeanne M. McBride
Secretary