

JULY 18, 2017

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, July 18, 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. 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, Jon Morris, Ron Slate, Patrick Stefanelli (arrived 7:48 pm), Michael Cecchini. Alternate, William DeBoer, Michael Walther.

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

MINUTES

Mr. Grau made the motion seconded by Ms. Gill to approve the June 27, 2017 minutes. A voice vote was unanimously in favor.

RESOLUTIONS

Mr. Grau made the motion, seconded by Mr. Slate to approve L-2017-06 Pleasant Acres Campground Resolution.

Ayes: Bono, Grau, Kanapinski, Morris, Slate, Walther, Cecchini. Nays: None.

L-2017-04 GDS Enterprises, LLC, at the request of the applicant's attorney, the resolution will be tabled to the August 22, 2017 meeting.

APPLICATIONS

L-2017-05

Mountain View Manor
Preliminary & Final Site Plan
Block 4.02, Lot 5
Located on Boulder Hills Boulevard

Mr. Slate stepped down from the dais for the application.

Allyson Kasetta attorney for Mountain View Manor provided a brief history of the application. In 2015 a “D1” Variance was issued for use and a “C” Variance for setbacks. The application was bifurcated at that time, they are now here for site plan approval.

Exhibit A4 dated July 12 a letter of ‘No Further Action’ from the Sussex County Planning Board.

Mountain View Manor’s engineer George Gloede of Oak Ridge NJ was sworn in by Ms. Paternostro-Pfister.

Mr. Gloede discussed the revisions to the site plan:

- The fourth dumpster was moved to the back of the parking area,
- Additional sidewalks were added that will have direct access to Boulder Hills Blvd.
- A curve was smoothed out for easier access for the Fire trucks.
- The mailboxes will be on Boulder Hills Blvd. as per the Post office.
- Another loading place was added.
- An extra handicapped parking space has also been added.

Mr. Pellow discussed his report.

- Item 5 discusses the density of the lot compared to the density of the building across the street. He discussed traffic and the Engineering Society’s report for traffic for each of the units
- Exhibit A5 is a letter from the DEP stating there is enough water.
- The sewage treatment plant processes 18,000 gallons per day. NJPDE’s permit needs to be submitted.
- The water engineer indicated a six-inch line would be acceptable for the domestic water. There is a separate fire suppression system. The water engineer requested a side by side six-inch water main. Should one main require maintenance a lever would switch to the other main with little disruption in services.
- There are three areas of refuse, it is a distance to walk for some residents.
- The streets will not be named because they are driveways.

Discussion took place regarding open space for the buildings and the sewer service area. The board took a slight recess at which time Ms. Gill stated she listened to the recording of the meeting which she was not present.

General discussion regarding density and whether or not it was discussed in 2015. Ms. Kasetta stated the setbacks were discussed so the building envelopes could be set. Ms. Gill stated if density were discussed the application would not be before the Board tonight. Mr. Pellow continued with his report discussion.

- Mr. Pellow asked who approved the 15mph speed limit. The speed limit will need further discussion.
- Paving of Boulder Hills Blvd.
- The fire department reaching building four without turning around.

- Common open space.

Mr. Cecchini considered some concerns:

- The Board has no jurisdiction over the inside of the building, Mr. Stefanelli said it is governed by the UCC.
- Are three refuse areas enough for four buildings?
- Six-foot wide sidewalks with a two-foot hangover for autos.
- Density.

Mrs. Kanapinski brought up the lack of recreation area.

Mr. Morris provided input as a firefighter and mayor regarding turnaround areas for fire trucks and the tight turn off Clark Road. Mr. Morris would like it to look more like a community, with recreation areas. Mr. Cecchini asked Mr. Morris his opinion on the density. Mr. Morris stated he would like to see sixteen units per building. Mr. Cecchini stated if the units are dropped he would like the building size to coincide, this would leave more room for recreation and parking.

Mr. DeBoer feels there is not enough parking for emergency vehicles. He would like to see dedicated spots in front of each building. Mr. Gloede explained the dedicated spaces would cut down on the resident spaces. Mr. DeBoer questioned apartment identification for first responders.

Mr. Cecchini explained reducing the building size, as the face each other, would add additional space in the center. The parking area near building one would be wider leaving extra space for emergency vehicles.

Mr. Gloede stated he could not speak for the owner regarding changing the size of the building.

Ms. Paternostro-Pfister swore in John Maione to give testimony on the existing apartment.

He explained there is a waiting list for the new apartments, the millennials and the seniors are interested in renting the apartments. Five couples that have had children and rented the apartments have purchased homes in Wantage.

Mr. Maione asked for a recess to speak with his Attorney and Engineer in private.

Ms. Kassetta spoke to the Board with the changes Mr. Maione suggested; reduce the number of apartments in building two and three for additional green space, including a playground. By reducing the units, it would enable additional parking, additional area for recreation and room for another refuse.

Ms. Kanapinski requested all four buildings contain 16 units, discussion continued regarding 16 units in the four buildings.

Mr. Maione stated if it makes everybody happy he will make all four buildings 16 units.

The Board discussed the changes. Ms. Kassetta asked for the Board to make a decision tonight pending the changes requested.

Mr. Cecchini opened the meeting to the public.

Mr. Justin VanderGroef, of 1 Shady Brook Lane, Wantage, Chief of the Wantage Fire Department discussed firefighting concerns:

- The area is tight in and around the buildings. Firefighters need to be close enough yet far enough away to fight a fire.
- There is not much water at the southern end of town, except for this property.
- Mr. Vander Groef would like copies of all inspections forwarded to the Fire Department annually.
- Is the fire pump providing the sprinkler system as well as the hydrants?
- Mr. Vander Groef had many other questions regarding fire suppression and the numbering system.
- He proposed an above ground storage tank for these residents and the residents at the southern end of town

Ms. Kassetta questioned the above ground storage tank that is to supply the southern end of town, she has heard of making a contribution towards a tank, never build and contribute a tank.

Mr. Maione stated he will work with the fire department in any way possible and welcomed the Fire Department to flush the hydrants. He stated all inspection reports are available for viewing. Mr. Grau stated the signage issue could easily be rectified by working together to form a plan that would please first responders.

Ann Smulewitz of 108 Route 23, Wantage, recognized the Fire Chief and First Aid member for their dedication to the community. Then she recognized Mr. Maione, for his contribution to the economic development of the community. She feels this project will be an asset to the town.

Ron Bassani of 6 Roberts Way, Wantage, NJ. Discussed “D” Variances and the way they are handled by the Land Use Board. He then offered his opinion on demographics and hopes the Board considers the Wantage landscape in 25 years. He then considered traffic flow, a local police department and the loss of commercial ratables. He discussed the way Franklin handled their recent application as well as the way Sparta handled the application put before their Board.

Ms. Kassetta said site plan review focuses on compliance with the site plan ordinance and zoning ordinance, whether the Township wants more ratables is not a consideration for site plan review.

Kathy Gorman of Fernwood Road, Wantage, stated what she heard from the discussions was reasons not to build the apartments. A vote should be postponed until the changes requested are made. She then stated the area is better suited for commercial. She would like them to think of all the implications.

Allyson Orsi of Lowe Road Wantage. would like to see the foreclosed homes repaired and rented. She feels there is enough housing in Wantage. She discussed quality of life, community garden, field space, bike paths and minimizing the impact on the environment.

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

Mrs. Kanapinski stated due to the major revision, the Land Use Board should see the final site plan before a vote is taken. Ms. Gill agreed. Mr. Cecchini stated the Engineer and Fire chief would be overseeing the final plans. Recreational facilities do exist in town for all the residents. He then spoke of the Master Plan and stated the Land Use Board developed the Master Plan to prevent urban sprawl with the five-acre zone. He said the Board makes decisions in Wantage's best interest with the different levels of expertise that each Board member possess. Demographics make a difference in commercial development. Mr. Morris said he believes everyone should see what it looks like on paper before a motion is made. Ms. Paternostro-Pfister suggested the application tabled, due to the substantial changes. She would rather a final plan attached to the Resolution. Ms. Kassetta presented an alternative solution, grant preliminary approval and make the final approval subject to the changes. Mr. Maione stated they have presented good faith changes and would like an approval with the conditions.

Mr. Morris made a motion to table the application so the applicant can submit new site plans with the changes included, to the August 22, 2017 meeting at the Wantage Municipal Building, at 7:00 pm, seconded by Mr. Bono. Ayes: Gill, Kanapinski, Morris, DeBoer, Bono, Walther. Nays: Grau, Cecchini.

INFORMAL

Righteous Rides Mr. Cecchini stepped down from the dais. Melissa Helmsley of Righteous Rides came before the board to ask for an additional sixty-three feet of display area to park seven autos. Mr. Cecchini stated he owns the property, and gave a brief description of the property and Ms. Helmsley's dealership license. Mr. Cecchini stated in the past businesses have come before the board to make them aware of what they plan on doing, which is why Ms. Helmsley is here. She recently moved from another location in town. The area where the cars will be parked will not be paved, due to drainage. The Board agreed this is an approved use.

ADJOURNMENT

On a motion duly made by Mr. Morris, seconded by Ms. Gill and carried, the meeting adjourned at 10:00 p.m.

Respectfully submitted,

Jeanne M. McBride
Secretary