

AUGUST 22, 2017

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, August 22, 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, William Gaechter, Paul Grau, Joanne Kanapinski, Jon Morris, Ron Slate, Patrick Stefanelli, Michael Cecchini. Alternate, Michael Walther.

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

MINUTES

Mr. Grau made the motion seconded by Mr. Slate to approve the July 18, 2017 minutes. A voice vote was unanimously in favor.

RESOLUTIONS

Mr. Grau made the motion, seconded by Mr. Bono to approve L-2017-04, GDS Enterprises, LLC Resolution, granting preliminary and final site plan approval & an ancillary “c” variance.

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

APPLICATIONS

Mr. Cecchini reversed the order of the applicants.

L-2017-07

When Pigs Fly, LLC
Block 18, Lot 12.08

Mr. Grau made the motion seconded by Mr. Bono to change the date, When Pigs Fly was scheduled for August 22, 2017 is rescheduled for September 26, 2017 at 7:00 pm. Wantage Town Hall is located at 888 Route 23, Wantage, NJ 07461. No new notice is necessary. A voice vote was unanimously in favor.

L-2017-05

Mountain View Manor
Preliminary & Final Site Plan
Block 4.01, Lot 5
Located on Boulder Hills Boulevard

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

Kevin Coakley from the firm Connell Foley, attorney for Mountain View Manor provided a brief history of the application. After the July meeting Mr. Maione agreed to four buildings each with sixteen units. After submitting the new plans, Mr. Maione agreed to all the conditions in Mr. Pellow's August 16, 2017 report.

Mr. Cecchini opened the meeting to the board for any further comments or questions.

Mr. Bono believes overall, it is still crowded. He also agreed with the Fire Chief Vander Groef's concern regarding a 5000-gallon cistern. Mr. Cecchini said Mr. Pellow's report states there is enough water. Mr. Pellow spoke with Mr. Vander Groef regarding the signage on the buildings to clearly alert the first responders of the address. Mr. Maione agreed to signage between the first and second floor on each building. Mr. Pellow discussed the radius the firetruck needs to turn. Mr. Grau stated he does not feel additional parking should be supplied for first responders, as was previously suggested.

Mr. Walther said the area is very condensed, and four units are too many. He feels there could be many children and the play area is not large enough. He also stated years down the road there could be problems, and does not see the benefit for the community.

Mr. Gaechter discussed the original Use Variance application from 2015, there were no members of the public that spoke against the Resolution. The "D" Variance and the bulk variances on lots two and five are in the resolution. He believes the density was baked in when they agreed to the bulk variances. Mr. Cecchini maintained the Board never agreed upon density. He instructed the Board not to discuss density. The setbacks were granted containing the envelope for the building, it did not state the density. The Board still had control of the density. Ms. Paternostro-Pfister affirmed the intent of the variance was the setback of the building envelopes, not the number of units.

Mr. Cecchini said the Board agreed to four sixteen-unit buildings at the July, 2017 meeting, but first wanted to see the conditions that were discussed on paper.

Mr. Cecchini opened the application to the public.

Chuck Meisner, of 61 Compton Road, Wantage, believes people come to Wantage for open space and Boulder Hills is not representative of that. He discussed the roads, traffic, waste disposal, schools, state funding, police. He feels this would be setting a precedent. In his opinion, the infrastructure is not available for high density housing.

Mrs. Ann Smulewicz of Route 23 discussed the Master Plan, the Hamlets, and the WED Development Zone. She would like to see the original proposed 100 units, she feels it would be a shot for Wantage economic growth. She discussed the water problems in other developments in town. She also acknowledged the taxes Mr. Maione pays Wantage Township.

Ms. Kathy Gorman of Fernwood Road, Wantage Township, discussed the minutes of the February and March 2015 meetings. She said the Board was against the apartments in 2015 and now with the approval of the apartments, she wondered what changed. She felt it would be a good place for Shop Rite. She would like to see two sixteen-unit buildings and the rest as open space for the residents. Woodbourne Park is almost five miles away from this property. The residents deserve the same amenities.

Justin Vander Groef, Wantage Township Fire chief thanked Mr. Maione for working with the Fire Department on the signage, but he is disappointed they are not going further with the water.

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

John Morris corrected an incorrect statement concerning the MUA. He explained apartments are not his favorite. The property has the potential for water and Mr. Maione did everything he was asked to do to improve the site to the standards of the Board. He explained that he doesn't know if the apartments will help the economy but his doesn't know that they will not help.

Mr. Gaechter stated many of these comments are great, but they would have been great when Mr. Maione was going for a "D" Variance application. The application is at a different stage now.

Mr. Kanapinski offered an option of three twenty-unit buildings, apologizing for a late suggestion. Mr. Cecchini asked Mr. Maione if he would consider three buildings.

Mr. Maione asked the Board if they would consider the 64 units, due to his approval from the DEP. He suggested eliminating building number three, build two twenty-two-unit buildings and one twenty-unit building. The building would be nineteen feet longer.

The Board discussed the proposed three buildings, Mr. Cecchini stated it will help the circulation around the building, and it will increase the open space.

Mr. Cecchini made a few statements regarding all applications, he discussed setting precedence and stated each application must be judged on its own merit. Many of the concerns he heard on this application were centered on the recreation aspect, he noted the developments in town do not have fields attached. The town is researching areas for designated open space, this is an area slated for development.

Mr. Stefanelli suggested because Mr. Maione came in tonight with new site plans, with all the conditions the Board had requested, the Board should approve the new design based on Mr. Pellow's recommendations.

Mr. Grau made the motion to approve 3 buildings;

- Two buildings of 22 apartments,
- One building of 20 apartments,
- Building #3 will be eliminated,
- Before any work is to begin a preconstruction meeting with Mr. Pellow will take place,
- Mr. Pellow is to review all changes prior to any construction.

Mr. Gaechter seconded the motion with the conditions set forth by the motion made. Ayes: Gaechter, Grau, Kanapinski, Morris Stefanelli, Cecchini. Nays: Walther, Bono.

Mr. Cecchini Opened the meeting to the public.

Ms. Smulewicz of Route 23, Wantage NJ, spoke about the changing socioeconomic times and Wantage must keep up with the changing times.

ADJOURNMENT

On a motion duly made by Mr. Morris, seconded by Mr. Grau and carried, the meeting adjourned at 8:20 p.m.

Respectfully submitted,

Jeanne M. McBride
Secretary