

**FEBRUARY 20, 2018**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, February 20, 2018 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: William Gaechter, Victoria Gill, Paul Grau, Debra Millikin, Jon Morris, Ronald Slate, Michael Cecchini, Michael Walther.

Absent: Larry Bono, Joanne Kanapinski, William DeBoer. Also, present, Angela Paternostro-Pfister Esq. and Engineer Harold Pellow

**MINUTES**

Mr. Grau made the motion seconded by Ms. Gill to approve the January 23, 2018 minutes. A voice vote was unanimously in favor.

**RESOLUTIONS**

**L-2017-10**

**New Cingular Wireless**

Block 163, Lot 26

71 Deckertown Turnpike

Mr. Grau made the motion seconded by Ms. Gill to approve the Resolution for New Cingular Wireless. Ayes: Gill, Grau, Millikin, Slate, Walther, Cecchini. Nays: None. Abstain: None.

**APPLICATION**

**l-2017-12**

Ralph Havens

Block 12.01, Lots 6.01, 6.05, 6.06, &8

Located on Clark and Pond School Roads

This application involves lot line adjustments and the combination of two lots.

William Hinkes, Esq. introduced the application explaining the lot line adjustments are to ‘clean up’ the lot lines in accordance with Wantage Township zoning ordinances.

Angela Paternostro-Pfister swore in Mr. Ralph Havens, the property owner and Mr. Ken Wentink, Professional Engineer.

Mr. Pellow explained the many variances needed are listed in his report, the properties will need new deeds and a road dedication.

Mr. Wentink displayed Exhibit 1, a map of the property, in color. Mr. Pellow requested a colorized map for clarification, the original map, was not in color. Mr. Wentink discussed the map, explaining the properties, the slope of the land and the reasons behind Mrs. Havens will.

### **Lots 6.05 &6.06**

Lot 6.05 and 6.06 will be combined with a small area from lot 6.01 to form a new Lot 6.06, containing 2.956 acres. This lot will require the following variances.

- Lot area: 5 acres required and 2.956 is proposed
- Lot frontage: 250 feet is required and 531 feet is proposed.
- Contiguous unconstrained land: 20,000 square feet is required and 13,200 square feet is proposed.
- A variance to allow physical driveway access from a private right-of-way. A new deed is needed for this lot.
- *Other considerations for Lot 6.06:* a document is needed that provides access to Lot 6.06 over Lot 6.01 into the Garrett properties
- This is the only lot that will require a driveway permit, the rest have houses existing.

### **Lot 8**

Variances required:

- Minimum front yard: 80 feet is required and 22.5 feet exists.
- Minimum rear yard setback: 80 feet is required and 40 feet exists.
- Minimum lot depth: 300 feet is required and 239.5 feet is proposed
- Maximum impervious coverage: 10 percent is allowed and 13 percent is proposed.
- Minimum contiguous developable area: 20,000 square feet is required and 1,230 square feet is proposed.
- *Lot 8 considerations:* additional right-of- way for Clark Road is to be deeded to the Township.

### **Lot 6.05 Located on Clark Road**

Variances required:

- Lot area: 5 acres is required and 0.738 acre is proposed.
- Lot frontage: 250 feet is required and 92.98 feet is proposed.
- Minimum lot depth: 300 feet is required and 240.55 feet is proposed.

- Maximum impervious coverage: 10% is allowed and 11% is proposed.
- Minimum contiguous developable area: 20,000 square feet is required and 5,650 square feet is proposed, this lot is developed.
- 1,054 square feet is to be dedicated to Wantage Township for road dedication.
- There is a shared well, (Lots 6.05, 6.11, & 8) the well is on Lot 8. The well supply in on Lot 3, Block 13. The waterline runs from the house on Lot 8 to the house on Lot 6.05. this must be included in the deed, as well as what lots have the right to maintain these pipes.
- *Other considerations for Lot 6.05:* 1054 square feet is to be dedicated to Wantage Township for road dedication
- Because the water lines run under the road Ms. Millikin requested the resolution include absolution of the township of any repairs and if there is ever a need to repair the pipe the Township must be notified.
- The dam on Lot 6.05 encroaches on Lot 6.11(not part of the application). A maintenance agreement for the dam must be provided to the Land Use Board to be approved by the Township Engineer and the Land Use Board Attorney.

Mr. Cecchini opened the application to the public James Leach of 129 Pond School Road, these are his neighbors and stated the Board is doing a good job.

Discussion continued regarding the well line and Garrett Lane

Ms. Gill made a motion to seconded by Mr. Grau to approved the subdivision with all the variances included in Mr. Pellow's report

## **DISCUSSION**

Mr. Cecchini discussed a letter from CBRE of White Plains, NY regarding High Point Regional High School. The letter stated Verizon Wireless was soliciting input concerning a proposed collocation of antennas on an existing 30-foot educational building along with the ancillary equipment. CBRE is requesting comments with regards to any potential impacts on historic architectural and/or archaeological resources. The letter also stated they are requesting the Land Use Boards review as part of the Section 106 process, not as part of the local zoning process. Only responses related to historic properties potentially affected will be considered.

The Board was confused because the High School was built on the late 1960's. Ms. Paternostro-Pfister stated she will send a letter requesting to be copied on all correspondence. Generally, when a school has work done, the school comes before the Board for a curtesy review.

Mr. Gaechter spoke of a 2010 agreement Bicsak Brothers has with Wantage Township. The agreement was to pay for wastewater gallonage to SCMUA. Bicsak Brothers has been exploring options to reduce their cost.

Mr. Cecchini asked for a motion to go into Executive Session. Mr. Grau made the motion seconded by Ms. Gill to go into Executive Session. The Board voted unanimously in favor.

The minutes will be kept on file in the Land Use office, and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

After meeting in closed Executive Session, the members of the Land Use Board returned to open session and continued with the regular order of business.

**ADJOURNMENT**

Mr. Cecchini asked for a motion for adjournment. on a motion duly made by Mr. Slate, seconded by Ms. Gill and carried, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Jeanne M. McBride  
Secretary