

APRIL 26, 2011

A regularly scheduled meeting of the Wantage Township Land Use Board was held on Tuesday, April 26, 2011 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.

ROLL CALL

PRESENT: Mssrs. Bono, Cecchini, DeBoer, Slate, Smith, Stefanelli. Mmes. Gill, Kanapinski, and Kolicko.

ABSENT: Mssrs. Gaechter, Grau, Cillaroto, and VanderGroef.

APPROVAL OF MINUTES

Mr. Slate made a motion seconded by Mr. Bono to adopt the minutes of March 22, 2011.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Slate, Stefanelli, Kanapinski, Kolicko.

THOSE OPPOSED: None. MOTION CARRIED.

RESOLUTIONS

L-11-01 PATRICK & JILL STEFANELLI

Mr. Cecchini made a motion seconded by Mr. Slate to approve the resolution memorializing the Board's decision of March 22, 2011 granting "c" variance approval to Patrick & Jill Stefanelli for Block 142, Lot 7, located on Clove Road, in the RE-5 Zone, pursuant to N.J.S.A. 40:55D-70(c), subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved.
2. This approval is granted strictly in accordance with the plat prepared by Serge Demerjian Architect, dated February 4, 2011.
3. Applicants shall provide a certification from an engineer indicating that it does not encroach upon any wetlands.
4. Applicants shall revise the plans to indicate the location of the existing barn.
5. Prior to the issuance of any construction permit, the Applicants shall file with the Board and Construction Official an affidavit verifying that the Applicants are in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.
6. 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.
7. Certificate that taxes are paid to date of approval.
8. Sussex County Planning Board approval, if necessary.
9. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Slate, Kanapinski.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

L-14-2006 STEVEN LANG

The applicant is requesting third one-year extension of final major subdivision approval. This application was originally approved February 27, 2007 and memorialized March 27, 2007 with the latest extension granted to March 27, 2011. The property is known as Block 9, Lot 152 and is located on Ramsey Road in the RE zone.

The applicant had requested to carry this application to the May 24, 2011 meeting.

Mr. Cecchini made a motion seconded by Mr. Slate to grant the request.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Slate, Stefanelli, Gill, Kanapinski, Kolicko, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-11-04 RICHARD KLEIN/QUARRYVILLE CONSTRUCTION

The applicant is requesting "c" variance approval for height for a pole barn, as built. The property is known as Block 133, Lot 17.10 and is located on Matthew Drive in the R-5 zone.

The applicant requested to carry this application to the May 24, 2011 meeting. Notices did not go out at the appropriate time.

The Board unanimously granted this request.

GENERAL DISCUSSION

The Board discussed the status of Boulder Hills Blvd. to determine whether this road was public or private. It was discussed that the road could not become public until a cul-de-sac for a turnaround was built. Present at the meeting were several parents of children currently attending Kiddie Academy located at Town Center. The children's drop off was being affected by the status of the road. Mr. DeBoer stated that he would speak with Mr. John Maione to see if he could offer a solution to this problem.

PROPOSAL FOR MUNICIPAL PLANNER

Mr. Smith stated that he contacted the applicants who submitted applications to let them that the proposals had been sent out. He stated that the only thing that he would like to include was that there would be an interview process of the candidates. He stated that, by law, if a question was asked to one candidate it should be asked to all of them. He asked the Board members if anyone had a question/questions that they felt should be asked to give them to Stella in writing and she would compile a list of questions in order to avoid being in violation.

OUTDOOR WOOD BURNING BOILERS AND OUTDOOR FURNACES ORDINANCE

A discussion followed regarding the ordinance. Mr. Cecchini made a motion seconded by Mr. Bono to approve this ordinance and to recommend it to the Committee.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Slate, Stefanelli, Gill, Kanapinski, Smith.

ABSTAIN: Kolicko.

THOSE OPPOSED: None. MOTION CARRIED.

SMALL WIND AND SOLAR ENERGY SYSTEMS ORDINANCE

Mr. Cecchini made a motion seconded by Mr. DeBoer to approve this ordinance and to recommend it to the Committee.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Slate, Stefanelli, Gill, Kanapinski, Smith.

ABSTAIN: Kolicko.

THOSE OPPOSED: None. MOTION CARRIED.

USE OF PROPERTY WITH RESPECT TO THE KEEPING OF DOMESTIC AND/OR OTHER ANIMALS ORDINANCE

Mr. Bono made a motions seconded by Mr. Slate to approve this ordinance and to recommend it to the Committee.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Slate, Stefanelli, Gill, Kanapinski, Kolicko, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

UPDATE ON BICSAK

Mr. Smith informed the Board that he and Harold met with the Bicsak group and made some recommendations. He stated that there were a number of pipes that Rachel Manor had left on the property and Mr. Bicsak agreed to move them to the rear of the property. Contact was made with Wawa and they deferred to whomever the Board could get to move them and they, in turn, would reimburse the cost of relocating them.

INFORMAL

LITTLE CARS

Mr. and Mrs. Tom Pastore, owners of Little Cars, appeared before the Board to discuss a violation notice they received from the Zoning Officer, Kevin Kervatt. The Pastores believed they purchased the property with approvals for the number of cars they had on display. However, Mr. Kervatt believed differently. After a lengthy discussion, it was decided that Mr. Smith would discuss this with the Board Attorney, Mr. Glenn Kienz, to determine if the violation notice was correct.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Stella Salazar
Secretary