

November 29, 2011

A special meeting of the Wantage Township Land Use Board was held on Tuesday, November 29, 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, Gaechter, Grau, Slate, Smith, Stefanelli, VanderGroef, Attorney Jeanne Ann McManus, Engineer Harold Pellow.

ABSENT: Mmes. Gill and Kanapinski.

MINUTES

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the minutes of October 25, 2011.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Stefanelli, VanderGroef, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

Mr. Grau made a motion seconded by Mr. Slate to adopt the minutes of November 7, 2011.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Gaechter, Grau, Slate, Stefanelli.

THOSE OPPOSED: None. MOTION CARRIED.

RESOLUTIONS

L-11-07 WILLIAM HENSLEY, LLC

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of October 25, 2011 granting minor subdivision approval to William M. Hensley LLC for Block 32, Lots 4.08 and 9, located on Mount Salem Road, in the R-5 Zone, pursuant to N.J.S.A. 40:55D-47, 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. The Applicant shall submit copies of maps for resulting Lot 4.08 and remainder Lot 9 accurately depicting the limits of the wetlands and transition areas thereon, which maps shall be subject to review and approval by the Board's Engineer.
3. This approval is granted subject to approval and/or exemption granted by the Sussex County Planning Board.
4. This approval is granted subject to the recommendations and requirements set forth in the July 15, 2011 report of the Board's Engineer, Harold E. Pellow & Associates, Inc.
5. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is 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. The Deeds recorded memorializing this subdivision shall specifically refer to this Resolution and to the granting of the Conservation Easement with respect to the newly annexed portion of Lot 4.08, and shall be subject to the review and approval of the Board Engineer and Board Attorney. The Applicant shall record the Deeds within 190 days of the memorializing Resolution being adopted. Failure to do so shall render this approval null and void.

7. 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.
8. Certificate that taxes are paid to date of approval.
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, Gaechter, Grau, Slate, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-11-10 OOSTYDK REALTY, LLC (ROYAL BUICK GMC)

Mr. Cecchini made a motion seconded by Mr. Slate to adopt the resolution memorializing the Board's decision of October 25, 2011 granting preliminary and final site plan approval to Oostydk Realty LLC (Royal Buick GMC) for Block 2, Lot 52.02, located at 355 Route 23 in the HC Zone, pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50, 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 plans prepared by Mark S. Carelli Architect, LLC, dated October 10, 2011.
3. The Applicant shall provide additional details regarding the implementation of the temporary service area and related on-site safety conditions during construction of the 1,868 square foot addition, which shall be subject to final review and approval by the Board Engineer.
4. This application is approved subject to the report of Harold E. Pellow & Associates, Inc. dated September 21, 2011 and revised October 17, 2011.
5. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is 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 or exemption, as applicable.
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, Gaechter, Grau, Slate, Stefanelli, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

L-14-2006 STEVEN L. 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 has requested this application be carried to the January 24, 2012 meeting. Mr. Cecchini made a motion seconded by Mr. Grau to grant the request.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Stefanelli, VanderGroef, Smith

THOSE OPPOSED: None. MOTION CARRIED.

L-37-2004 BRUCE MORSE

The applicant is requesting a one-year extension of preliminary major subdivision approval granted December 16, 2008. The property is known as Block 43, Lot 13.01 and is located on Layton Road.

Mr. Cecchini made a motion seconded by Mr. Grau to grant a one-year extension to December 16, 2012.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Stefanelli, VanderGroef, Smith

THOSE OPPOSED: None. MOTION CARRIED.

L-16-2008A 565 LAND DEVELOPMENT

The applicant is proposing to amend a prior site plan approval. The property is known as Block 117, Lot 38.01 and is located on Route 565 in the HC and R-5 zones.

Final testimony on this application was heard at the October 25, 2011 meeting. The transcript of this meeting will become part of the minutes. Board members Cecchini, DeBoer, and Gaechter stepped down. Mr. Grau made a motion seconded by Mr. VanderGroef to approve this application.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Grau, Slate, Stefanelli, VanderGroef, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

DISCUSSION

L-4-2009 ERIC TURNQUIST

Mr. Eric Turnquist appeared before the Board for a discussion concerning application L-4-2009. The property is known as Block 7, Lots 27, 3 & 25 and is located on Route 565.

The applicant requested to vacate the conservation easement. It was discussed that it could be granted subject to revised maps. Mr. Pellow requested the construction detail. Mr. Grau made a motion seconded by Mr. Slate to amend the resolution of approval from 2009.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Stefanelli, VanderGroef, Smith

THOSE OPPOSED: None. MOTION CARRIED.

GENERAL

Mr. Smith discussed a couple of minor corrections that were needed for the solar energy systems ordinance, small wind energy systems ordinance, and the outdoor wood burning ordinance. Mr. Cecchini made a motion seconded by Mr. Grau to approve the corrections and to recommend them to the Committee for approval.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Grau, Slate, Stefanelli, VanderGroef, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Stella Salazar
Secretary