

JANUARY 24, 2012

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, January 24, 2012 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, Bassani, Gaechter, Slate, Smith, VanderGroef. Mmes. Gill, Kanapinski. Attorney Glenn Kienz, Engineer Harold Pellow, Zoning Official Kevin Kervatt.

ABSENT: Mssrs. Grau and Stefanelli.

REORGANIZATION

Mr. Kienz proceeded to administer the oath of office to the newly appointed members.

Ms. Gill made a motion seconded by Mr. Cecchini to nominate Mr. James Smith as Chairman of the Land Use Board for 2012. A voice vote was unanimously in favor.

Mr. Bono made a motion seconded by Ms. Gill to nominate Mr. Ronald Slate as Vice Chairman of the Land Use Board for 2012. A voice vote was unanimously in favor.

Mr. Cecchini made a motion seconded by Mr. Slate to nominate Mr. Harold Pellow and the firm Harold Pellow & Associates as Engineer of the Land Use Board for 2012. A voice vote was unanimously in favor.

Mr. Slate made a motion seconded by Ms. Gill to nominate Mr. Glenn Kienz and the firm Weiner Lesniak as Attorney for the Land Use Board for 2012. A voice vote was unanimously in favor.

Ms. Gill made a motion seconded by Mr. Cecchini to nominate Ms. Jessica Caldwell as Planner for the Land Use Board for 2012. A voice vote was unanimously in favor.

Mr. Bono made a motion seconded by Mr. Gaechter to nominate Ms. Stella Salazar as Secretary of the Land Use Board for 2012. A voice vote was unanimously in favor.

Ms. Kanapinski made a motion seconded by Ms. Gill to name the New Jersey Herald and the Sunday Herald as the official newspapers of the Land Use Board for 2012. A voice vote was unanimously in favor.

The meeting dates for the Board were designated as work session, if necessary, on the third Tuesday and regular meetings on the fourth Tuesday of each month in 2012, except April and December. The dates are as follows: January 24, February 21 and 28, March 20 and 27, April 24, May 15 and 22, June 19 and 26, July 17 and 24, August 21 and 28, September 18 and 25, October 16 and 23, November 20 and 27, December 18, January 15 and 22, 2013.

Mr. Cecchini made a motion seconded by Mr. Slate to approve the aforementioned dates. A voice vote was unanimously in favor.

MINUTES

Mr Cecchini made a motion seconded by Mr. Bono to adopt the minutes of December 20, 2011.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

RESOLUTIONS

L-10-2008 CARROLL QUINN

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of December 20, 2011 granting one-year extension of preliminary major subdivision approval to Carroll T. Quinn for Block 113, Lots 2.01 and 2.03, located at 40 Fernwood Road in the R-5 Zone, pursuant to N.J.S.A. 40:55D-49(c), subject to the following terms and conditions:

1. The extension granted herein shall expire on December 16, 2012.
2. All terms and conditions of the Board's aforementioned major subdivision approval, unless amended herein, shall remain in full force and effect.
3. 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, Gaechter, Slate, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-11-12 MAINLAND SUSSEX, LLC

Mr. Gaechter made a motion seconded by Ms. Gill to adopt the resolution memorializing the Board's decision of December 20, 2011 granting minor site plan and "c" variance relief to Main Land Sussex Co., LLC for minor site plan approval and "c" variance relief for property known as Block 7, Lots 12 and 13.02, as shown on the Tax Map of the Township of Wantage, located on Route 23 in the HC Zone, requesting approval of signage changes on the Subject Property, including the construction of a replacement pylon sign, be and is hereby granted pursuant to N.J.S.A. 40:55D-50 and 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. Applicants shall revise the plans to reduce the overall height of the pylon sign to no more than 42 feet from grade at the sign location.
3. Applicants shall revise the plans to display on the pylon sign the number of the street address of the Subject Property.

ROLL CALL VOTE:

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

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.

Attorney Michael Gaus appeared before the Board on behalf of the applicant.

Mr. Gaus indicated that the applicant was still not ready to go through with this request as there was still paperwork that had to be executed by the owner of the property. He asked the Board to do what the Board deemed necessary in this case so that the applicant did not have to keep carrying this application from month to month.

Ms. Gill made a motion seconded by Mr. Slate to dismiss this application without prejudice and to allow the applicant to come back to the Board when he deemed it appropriate.

The Board voted unanimously in favor.

L-11-06 CHRISTIAN LEONE PROPERTIES I, LLC

The applicant is proposing to create a 5-acre lot to be known as Lot 4.01, leaving a remainder of 116.02 acres. The property is known as Block 26, Lot 4 and is located on Old Route 84 in the RE-5 zone.

Mr. Gaus appeared before the Board on behalf of the applicant. The applicant requested to carry this application to the February meeting when another Leone application will most likely be heard.

Mr. Cecchini made a motion seconded by Mr. Smith to carry this application to the February 28, 2012 meeting.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Bassani, Gaechter, Slate, Gill, Kanapinski, VanderGroef, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-16-2008A 565 LAND DEVELOPMENT, LLC

The applicant wishes to appear before the Board to clarify condition #5 of the resolution memorialized December 20, 2011. The property is known as Block 117, Lot 38.01 and is located on Route 565 in the HC and R-5 zones.

Board members Cecchini, Bassani, and Gaechter stepped down.

Mr. Gaus appeared before the Board on behalf of the applicant. Mr. Gaus indicated that the applicant had not been made aware that Condition #5, testing Mr. Conforth's well, would be part of the resolution. A discussion followed regarding whether or not Mr. Conforth's well should be tested. Mr. Conforth appeared before the Board and he stated that he did not see a reason why this should be done when his well is 700 feet away from the site. He felt that testing on the site would make more sense.

It was discussed that the transcript of this portion of the meeting would become part of the minutes.

Mr. Slate made a motion seconded by Mr. Bono to remove Condition #5 from the resolution.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

INFORMAL:

Mr. Tom Scala appeared before the Board regarding guidance on a certain property. Mr. Scala stated that recently acquired the property as a short sale. The property has a large shed that was built too close to the property line. The Board indicated that he should come in for a "c" variance application.

Mr. Michael Henderson appeared before the Board regarding the Board's opinion concerning a pole barn that he wishes to built on his property. The property in question is less than 5 acres. Mr. Henderson owns adjoining acreage. The Board suggested creating a lot over 5 acres and coming in with a lot line adjustment application.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,
Stella Salazar
Secretary