

## **MARCH 26, 2013**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, March 26, 2013 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, Bassani, DeBoer, Grau, Slate, Stefanelli, VanderGroef, Valkema, Mmes. Gill and Kanapinski, Attorney Glenn Kienz, Engineer Harold Pellow.

ABSENT: Mssrs. Smith and Cecchini.

### **MINUTES**

Mr Cecchini made a motion seconded by Mr. Grau to adopt the minutes of February 26, 2013.

#### **ROLL CALL VOTE:**

THOSE IN FAVOR: Bono, Bassani, DeBoer, Grau, Stefanelli, Gill, VanderGroef, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

### **APPLICATIONS**

#### **L-12-17 FRANKLIN SUSSEX REALTY, LLC**

The applicant is seeking site plan approval and a use variance to store vehicles from various automobile dealerships. The property is known as Block 18, Lot 40 and is located on Route 23 South in the Limited Industrial District.

Attorney Lisa Thompson, Architect Kenneth Fox, and principal Eric Nielsen appeared before the Board.

It was discussed that the site subject of this application had adjoining property owners in Sussex Borough that were not noticed for this meeting. In addition, the Board indicated that this application should be a major site plan. Proper notice will be due. Therefore, the Land Use Board had no jurisdiction to hear this application at this meeting. This application was carried to the April 23, 2013 meeting.

### **INFORMAL**

#### **NJDOT PRESENTATION**

A presentation was held by NJDOT members to inform the Land Use Board and the public about repairs to the bridge over the Walkill River located on Route 23, south of the Double S diner.

Present at the meeting were Debbie Hirt, NJDOT Regional Manager, Engineer Bernard J. Boerchers of GPI Inc., NJDOT staff members Joshua Szulczewski and Rashmin Patel. They explained that the project was scheduled to start in 2016 and that the traffic on Route 23 northbound would be redirected via a temporary bridge while the southside and the shoulder get repaired. It was discussed that gas and sewer lines ran along the property. Wantage resident Anne Smulowicz wanted to confirm that construction would take place in 2016 and what impact would the construction have on the sewer line. NJDOT officials assured her that the impact would be minimal. The professionals indicated that they would return to make more presentations and that they would keep the Township informed as to the status of the start date of the construction.

**DIANE MYLECRAINE**

Ms. Mylecraine and Engineer Allan Campbell approached the Board with a concept plan for her parent's large piece of property on Route 23. Ms. Mylecraine explained that this plan could possibly involve a conservation easement. The Board suggested checking with the Department of Agriculture for a better plan.

**ADJOURNMENT**

On a motion duly made seconded and carried, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Stella Salazar  
Secretary