

**MAY 28, 2013**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, May 28, 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. Bassani, DeBoer, Grau, Slate, Smith, Stefanelli, VanderGroef, Valkema, Attorney Glenn Kienz, Engineer Harold Pellow.

ABSENT: Mssrs. Cecchini and Bono. Mmes. Gill and Kanapinski

Board member Valkema arrived at 7:35 p.m.

**MINUTES**

Mr. Grau made a motion seconded by Mr. Slate to adopt the minutes of April 23, 2013.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Grau, Slate, Stefanelli, VanderGroef, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

**RESOLUTIONS**

**L-12-17 FRANKLIN SUSSEX REALTY**

This resolution was adopted with changes on Page Two.

Mr. Grau made a motion seconded by Mr. Slate to adopt the resolution, with changes, memorializing the Board's decision of April 23, 2013 granting waiver of site plan approval to Franklin Sussex Realty, LLC for Block 7, Lots 12 and 13.02 located on Route 23 in the Highway Commercial zone pursuant to N.J.S.A. 40:55D-1 subject to the following terms and conditions:

1. Use of the property shall be implemented in accordance with the plans submitted and specifically entitled Amended Site Layout and Notes Parking Lot Layout Plan for Franklin Sussex Realty, LLC, 205 N.J.S.H. Route 23, Block 7, Lots 12 and 13.02 prepared by Fox Architectural Design having a date of 4/10/13.
2. Parking of the new vehicles shall be confined only to those areas specifically delineated on the plans except for an additional area if deemed appropriate that is located on the southerly portion of the property and that was left open in the one (1) row of spaces.
3. No customers shall be brought on site.
4. No signage relating to this activity shall be permitted on site.
5. Applicant shall provide the Board Secretary with copies of the actual agreement reached between the landlord and the Applicant, and provide an update after the initial six (6) months.
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: DeBoer, Grau, Slate, Stefanelli, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

## **APPLICATIONS**

### **SPRINT CELL TOWER APPLICATION**

Mr. Pellow discussed the application of Sprint to upgrade the equipment. The property is known as Block 151, Lot 7.01 and is located on Route 23, behind the Colesville Firehouse.

The height of the tower, as built, was 163 feet. This was satisfactory with the Board as long as the overall height of the support structure does not increase by more than 10% as per NJSA 4G:55D-462. It was discussed that twelve (12) antennas will be removed and three (3) new antennas will be installed and that each will have sophisticated equipment added to the antennas to conform to the latest technology. The antennas will be 2 feet longer than the existing antennas. The cabling will be revised to accommodate the new antennas. The existing shelter will not be increased in size. Only two (2) new cabinets each 27.56" square by 70.87" in height will be installed in the shelter. In addition, a new GPS unit will be installed on the shelter.

Mr. Slate made a motion seconded by Mr. Grau to approve this application.

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

THOSE IN FAVOR: Bassani, DeBoer, Grau, Slate, Stefanelli, VanderGroef, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

### **L-13-01 KATHERINE PEPE**

The applicant is proposing to convert an existing barn into a single-family farm manager residence. The property is known as Block 17, Lot 1 and is located on Roy Road and Lewisburg Road in the RE-5 zone. Notice has been made for a public meeting.

Engineer Joseph Golden of Golden & Moran Engineering LLC and the applicant, Katherine Pepe, appeared before the Board.

Mr. Golden made a brief presentation of the application. Mr. Golden explained that the subject property consisted of a 10-acre farm with an existing farm, with septic and two separate wells.

Mr. Pellow's report dated March 4, 2013 and revised April 15, 2013 was reviewed. It was made very clear that no roomers or boarders may occupy the structure as per Section 13-29.9.c. That any person, or head of household, occupying such dwelling shall be employed full time in the agriculture operation and proof of such employment in the form of an affidavit by such person occupying shall be filed with zoning officer each year as per Section 13-24.9.d. Two parking spaces will be needed. It was discussed that no variances were required as the project was consistent with the Master Plan. There were a number of general and/or specific requirements as described in the report that were acceptable or still needed. A number of waivers from the Checklist were requested and were acceptable.

There were no members of the public wishing to come forward on this application. The public portion of the meeting was closed and opened to the Board for comments. Mr. Smith inquired as to the number of farmhands that would occupy the dwelling. Ms. Pepe stated 1 couple (single or family). Mr. VanderGroef asked if there would be barn storage. It was discussed that only the farmhand would occupy the premises. A discussion followed regarding driveways.

Mr. Slate made a motion seconded by Mr. DeBoer to approve this application subject to the conditions on Mr. Pellow's report.

ROLL CALL VOTE:

THOSE IN FAVOR: Bassani, DeBoer, Grau, Slate, Stefanelli, VanderGroef, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

### **INFORMAL**

Lisa Watkins appeared before the Board in reference to a lot line adjustment that she is proposing. She would like to annex property from her neighbor's lot, making her lot conforming and her neighbor's lot undersized. The Board explained that she would need to come in with a lot line adjustment and "c" variance application.

Manny Santiago appeared before the Board on his behalf and on behalf of his neighbors, property owners at Rolling Hills Estates on Route 284. They wished to express their concerns with various issues that have been taking place since the original owners sold lots to other investors. The Board authorized both Mr. Pellow and Mr. Kienz to do some research and to put a package together for the homeowners to have should they follow up in court.

Michael White appeared before the Board in reference to the old Sussex Meat Packing building which he purchased. He was advised to attend a Subcommittee meeting that was scheduled for Thursday, June 20, 2013.

### **ADJOURNMENT**

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

Respectfully submitted,

Stella Salazar  
Secretary