

**JUNE 25, 2013**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, June 25, 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, Cecchini, Bassani, DeBoer, Grau, Smith, Stefanelli, Kanapinski, Attorney Glenn Kienz, Engineer Harold Pellow.

ABSENT: Mssrs. Slate, VanderGroef and Valkema. Ms. Gill.

Board members Bassani and DeBoer arrived at 7:35 p.m. Board member Stefanelli arrived at 7:41 p.m.

**MINUTES**

Mr. Grau made a motion seconded by Mr. Smith to adopt the minutes of May 28, 2013.

ROLL CALL VOTE:

THOSE IN FAVOR: Grau, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

**RESOLUTIONS**

**L-13-01 KATHERINE PEPE**

Mr. Grau made a motion seconded by Mr. Smith to adopt the resolution memorializing the Board's decision of May 28, 2013 granting conditional use approval and site plan approval to Katherine Pepe for Block 17, Lot 1, located on Roy Road and Lewisburg Road, in the RE-5 Zone pursuant to N.J.S.A. 40:55D-67, 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 as detailed on the plans prepared by Joseph Golden but as requiring amendments specified in this Resolution and other items contained below.
2. The Applicant shall address as deemed necessary and appropriate by the Board Engineer all of the comments contained in Mr. Pellow's revised April 15, 2013 report except as amended at the time of the hearing.
3. No sale of the farm shall take place unless 5 acres is specifically provided for the house. Said 5 acres tract to be a requirement prior to sale and necessitate subdivision approval to be reviewed and determined whether appropriate by the Land Use Board of the Township of Wantage. These 5 acres shall specifically be shown on the plans.
4. No roomers or boarders may occupy the premises and the Applicant shall be required to have any person or head of household occupying the dwelling be employed full-time in the agricultural operation. Proof of such employment in the form of an Affidavit by that individual occupying the premises shall be filed with the Zoning Officer each year.
5. Applicant shall provide the location of the septic field and a copy of the permits subject to the review and approval of the Board Engineer.
6. Applicant shall specifically adhere to all the terms and conditions contained in the July 2008 Resolution of the Board as it affects this property.
7. The existing driveway locations while an existing situation shall be reviewed at the time of any further subdivision approval and subject to final Board determination.
8. Applicant shall provide preliminary architectural plans for all proposed buildings including overall floor plan, building elevation indicating building height.

9. Applicant shall provide existing and proposed property lines with distances and feet to the nearest 0.01 feet, bearings and degree minutes and seconds to the nearest second for the entire lot.
10. Applicant shall provide road frontage for the entire tract, proposed lots and remainder lot to be shown for the entire lot.
11. Building envelopes utilizing the setback distances specified in the zoning requirements shall be shown for the entire lot.
12. Pre-construction Meeting at least seventy-two (72) hours before any construction, a pre-construction meeting shall be held with municipal representatives, the Developer and its engineers and contractors. The meeting shall be held only after the Engineer's opinion of probable cost has been submitted to the municipality for computation of engineering and inspection fees posted, the form of which is to be approved by the Municipal Engineer.
13. 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.
14. 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.
15. Certificate that taxes are paid to date of approval.
16. Sussex County Planning Board approval.
17. 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: Grau, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

**SPRINT CELL TOWER**

Mr. Grau made a motion seconded by Mr. Smith to adopt the resolution memorializing the Board's decision of May 28, 2013 granting waiver of site plan approval to Sprint for Block 151, Lot 7.01, located on New Jersey State Highway Route 23 pursuant to N.J.S.A. 40:55D- 1 and N.J.S.A. 40:55D-46.2, subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved. Any deviation from these plans shall be subject to final review and approval by the Construction Official who may, at this time, grant a building permit.
2. Pre-construction Meeting at least seventy-two (72) hours before any construction, a pre-construction meeting shall be held with municipal representatives, the Developer and its engineers and contractors. The meeting shall be held only after the Engineer's opinion of probable cost has been submitted to the municipality for computation of engineering and inspection fees posted, the form of which is to be approved by the Municipal Engineer.
3. 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.
4. 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.
5. Certificate that taxes are paid to date of approval.
6. Sussex County Planning Board approval.
7. 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: Grau, Smith,  
THOSE OPPOSED: None. MOTION CARRIED.

## **APPLICATIONS**

### **VERIZON WIRELESS CELL TOWER APPLICATION**

Mr. Pellow discussed the application of Verizon Wireless 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 communications 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 eleven (11) new antennas will be installed. A new axle cable will be installed to replace existing cable to accommodate new antennas. The antennas vary in height, width and depth. The plan did not show any new equipment in the shelter and the shelter will not be expanded in area and conforms to the regulations.

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

ROLL CALL VOTE:  
THOSE IN FAVOR: Bono, Cecchini, Bassani, DeBoer, Grau, Kanapinski, Smith.  
THOSE OPPOSED: None. MOTION CARRIED.

### **VERIZON WIRELESS CELL TOWER APPLICATION**

Mr. Pellow discussed the application of Verizon Wireless to upgrade the equipment. The property is known as Block 165, Lot 35 and is located on Ranger Lane, at the top of High Point Mountain.

The tower height had been approved at 190 feet. The as-built height was 185 feet. Six (6) antennas will be installed on existing mounts. There will be four (4) panel antennas at each of the three (3) locations around the lattice tower. The top of the twelve proposed antennas will be 193.0 feet which is within 10% of the 185 foot tower as per State regulations. Three additional aerial cables will be installed and the existing equipment building footprint will not be changed.

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

ROLL CALL VOTE:  
THOSE IN FAVOR: Bono, Cecchini, Bassani, DeBoer, Grau, Kanapinski, Smith.  
THOSE OPPOSED: None. MOTION CARRIED

## **INFORMAL**

Manny Santiago appeared before the Board on his behalf and on behalf of his neighbors, property owners at Rolling Hills Estates on Route 284. He wished to follow up on the findings by Mr. Pellow and Mr. Kienz. Mr. Kienz suggested that it would be a good idea for him to contact his closing attorney as he might have/be able to find more information for him as far as the bi-laws of the development.

Allison Orsi appeared before the Board on her behalf and on behalf of a group of citizens concerning the operations of ABD Wantage, Inc. ABD Wantage was granted major subdivision approval in 2009 for property on Lowe Road and they are now in the process of securing other necessary approvals.

Richard Winstock, new operator of Sussex Skydive, appeared before the Board and stated some concerns regarding the operation of another skydiving business at Sussex Airport. The Board informed him that the Zoning Officer was already looking into it.

**ADJOURNMENT**

On a motion duly made seconded and carried, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Stella Salazar  
Secretary