

## NOVEMBER 26, 2013

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

ABSENT: Mr. Valkema, Ms. Kanapinski.

### MINUTES

Mr. Cecchini made a motion seconded by Mr. Slate to adopt the minutes of October 22, 2013.

ROLL CALL VOTE:

THOSE IN FAVOR: .Bono, Cecchini, Bassani, Slate, Stefanelli, Gill, Smith

THOSE OPPOSED: None. MOTION CARRIED.

### RESOLUTIONS

#### L-13-09 STANLEY TABAKA AND LINDA SUCHANA

Mr. Slate made a motion seconded by Mr. Cecchini to adopt the resolution, with changes, memorializing the Board's decision of October 22, 2013 granting Preliminary and Final Site Plan approval with Variance relief to Stanley Tabaka and Linda Suchana for Block 117, Lot 31 located on Route 565 in the HC zone, pursuant to N.J.S.A 40:55D-46, N.J.S.A. 40:55D-50, N.J.S.A. 40:55D-70d and N.J.S.A. 40:55D-70c, 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 specifically set forth on a plan entitled Proposed Site Plan, Location 292 Route 565, Wantage Township, Sussex County, New Jersey, Block 117, Lot 31 prepared for S. Tabaka and L. Suchana by Howard C. Bach III, P.E., consisting of two (2) pages last revised September 13, 2013.
2. Applicants shall satisfy all specific comments contained in the engineer's report dated October 15, 2013.
3. Plans shall be revised to specifically indicate that the grass area southwest of the existing building shall be listed as "For Residential Use Only".
4. Applicants shall be required to clean up the site and provide additional landscaping subject to final review and approval of the Township Engineer.
5. After improvements to the site are made and inspected by Mr. Pellow, the Township Engineer shall review the intensity of the lighting on the site which shall then be subject to final adjustments in accordance with their specific recommendations.
6. 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.
7. Applicant shall post a performance guarantee for the sealing of the parking area in an amount deemed acceptable to the Board Engineer in a form approved by the Municipal Attorney which shall be posted no later than January 15, 2014.

8. Prior to the issuance of any construction permit, the Applicants shall file with the Board and Construction Official an affidavit verifying that the Applicants are 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.
9. 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.
10. Certificate that taxes are paid to date of approval.
11. Sussex County Planning Board approval.
12. 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: Cecchini, Slate, Stefanelli, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

### **L-13-03 EUGENE & MARGARET MOROZOV**

Mr. Cecchini made a motion seconded by Mr. Slate to adopt the resolution memorializing the Board's decision of October 22, 2013 granting Lot Line Adjustment with Variance relief to Eugene and Margaret Morozov for Block 133, Lots 1.21 and 4, located on Armstrong 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 plan submitted and approved specifically as set forth on the plat entitled Proposed Minor Subdivision, Tax Lots 1.21 & 4, Block 133, 104 & 106 Armstrong Road, Township of Wantage, Sussex County, New Jersey prepared by Lakeland Surveying, dated November 16, 2012, last revised September 10, 2013 consisting of one (1) sheet.
2. Prior to perfecting the subdivision, the Applicant shall locate the existing septic system subject to the review and approval of the Board Engineer.
3. The Deed recorded memorializing this subdivision shall specifically refer to this Resolution and shall be subject to the review and approval of the Board Engineer and Board Attorney. The Applicant shall record the Subdivision Deed within 190 days of the memorializing Resolution being adopted. Failure to do so shall render this approval null and void.
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: Bono, Cecchini, Bassani, Slate, Stefanelli, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

### **APPLICATIONS**

#### **L-13-10 ROYAL BUICK GMC**

The applicant is requesting waiver of site plan to allow parking of nine (9) vehicles on a grassy area. The property is known as Block 2, Lot 52.02 and is located on Route 23 in the HC zone. The applicant requested to adjourn this application to a later date when the applicant is ready to come in with a revised plan.

Mr. Slate made a motion seconded by Mr. Bono to grant this request.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

### **L-13-13 WANTAGE STONE**

The applicant is requesting amendment of site plan to expand the hours of operation. The Property is known as Block 11, Lot 5 and is located on Route 23 in the PCD zone.

The applicant requested to have this application carried to the December 17, 2013 meeting, with extended hours to continue in the interim as per Mr. Pellow's recommendation.

Mr. Cecchini made a motion seconded by Mr. Grau to grant this request.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

### **L-13-12 MIKE WHITE**

The applicant is applying for a minor site plan to show what exists on the property and what is proposed. The property is known as Block 117, Lot 15 and is located on Route 565 in the HC zone and the R-5 zone. Notice has been made for a public hearing.

Attorney John Breslin, Engineer Jeffrey Careaga of Careaga Engineering and the applicant Michael White appeared before the Board.

A discussion followed regarding Mr. Pellow's report dated October 2, 2013 and revised November 20, 2013. The uses and the sizes of the different existing buildings on the property were questioned. The Board members and the professionals stated that a lot of information was needed and suggested that the applicant should review the plan and revise the maps.

The Board unanimously agreed.

## **DISCUSSION**

### **MASTER PLAN REVIEW**

Zoning on Route 23 and Route 565 Corridors was reviewed. Mr. Harold Pellow discussed that a new zone to be called Wantage Economic Development zone (WED) was being considered. Mr. Pellow listed the various uses that would be approved for the WED. Several business/property owners were present. Mr. John Maione stated that he planned to use one lot for a sewer treatment system and that he would adjust the lot line on other lots to create one large lot that would house three 2-story apartment buildings. He would also have a Dunkin Donuts and possibly a Wendy's. Mr. Tom Zummo stated that it was too early to say what development would be for his property. Referring to Mr. Wyngaard's property, Mr. Zummo stated that he believed the only access would be through his property. Some Board members thought there may be another access route other than through Mr. Zummo's property. A representative for Rachel Manor Properties asked about information about the status of sewer service. Ms. Ann Smulowicz asked if the maps Mr. Pellow presented would be available at the Land Use office for people to look at. She asked about the County Economic Development as well.

The Board informed the public that their input would be reviewed and incorporated on the plan and that more meetings would be needed prior to approval.

**INFORMAL**

**BETTY BABCOK**

Ms. Babcock appeared before the Board to ask about a taxidermy business that her daughter will like to run out of their home. She explained it was more of a hobby for her. The Board advised her if she wanted to make it a business she would have to come in with a minor site plan.

**MICHAEL WITTRIEN**

Mr. Wittrien appeared before the Board with his son regarding a one-acre property that his son wishes to purchase. The property is located on Rose Morrow Road and has 205 ft. of road frontage. Mr. Wittrien wanted to make sure it was a buildable lot. The Board stated that it was a nonconforming lot and when building, old R-2 zone requirements would be required.

**JOHN SUCHOSKI**

Mr. Suchoski inquired about a property that he is looking to purchase. He wishes to utilize the site to park paving vehicles and machines. After reviewing the conditions of the property in question, the Board members stated that the property in question would be a difficult site to park trucks. The Board suggested that he look into renting property from someone who has the space and may be looking for tenants.

The meeting was opened to the public for general comments. Ms. Ann Smulewicz of 108 Route 23 made comments regarding her unhappiness with Wantage Stone, operator for Bicsak.

**ADJOURNMENT**

On a motion duly made seconded and carried, the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Stella Salazar  
Secretary