

FEBRUARY 25, 2014

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, February 25, 2014 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, DeBoer, Grau, Stefanelli and Semmens, Mmes. Gill and Kanapinski, Attorney Glenn Kienz, Engineer Harold Pellow.

ABSENT: Mssrs. Bassani, Slate, VanderGroef, Valkema, Cillaroto.

ADMINISTRATION OF OATH OF OFFICE

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

SALUTE TO THE FLAG

Mr. Cecchini invited all persons present to participate in the Pledge of Allegiance to the United States Flag.

MINUTES

Mr Grau made a motion seconded by Ms. Gill to adopt the minutes of January 28, 2014, with corrections. A voice vote was unanimously in favor.

RESOLUTIONS

L-9-2008 WHEN PIGS FLY

Mr. Grau made a motion seconded by Ms. Gill to adopt the resolution memorializing the Board's decision of January 28, 2014 granting extension of preliminary and final site plan to When Pigs Fly for Block 18, Lots 12.08 and 5 located on Route 565 in the Industrial and Airport Hazard zone subject to the following terms and conditions:

1. All terms and conditions of the previous approvals are running in full force and effect.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Grau, Gill.

THOSE OPPOSED: None. MOTION CARRIED.

L-13-13 WANTAGE STONE

It was discussed that a revision would be necessary on Page 4 regarding being specific about trucks arriving at the site no later than 6:00 p.m. It was decided that the resolution would be adopted with the changes discussed.

Mr. Grau made a motion seconded by Ms. Gill to adopt the resolution memorializing the Board's decision of January 28, 2014 granting amendment to site plan to Wantage Stone, LLC. for Block 11, Lot 5 located on Route 23 in the PCD zone pursuant to N.J.S.A. 40:55-46 and N.J.S.A. 40:55D-50 subject to the following terms and conditions:

1. All terms and conditions of the previous approvals are running in full force and effect.
2. Any deviations shall require specific review and approval and the Township Engineer is empowered to issue an immediate stop work order should any violations take place as regards dust control, noise and the like.
3. Operations for this phase of the project shall be completed on or before August 31, 2014. If the Applicant is incapable of meeting the time deadline, they shall apply to the Board for an additional period of time.

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. 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, Gill, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

L-14-01 PAK, LLC

Mr. Grau made a motion seconded by Mr. DeBoer to adopt the resolution memorializing the Board's decision of January 28, 2014 granting modification of a condition of a previous approval to PAK, LLC for Block 23, Lot 5 located on Rose Morrow Road in the R-1 zone pursuant to N.J.S.A. 40:55D-12a, N.J.S.A. 40:55D-70d, N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 subject to the following terms and conditions:

1. All requirements of the previously enacted approval with the decision date of February 10, 1994 shall remain in full force and effect except as modified herein, see Resolution attached as Appendix A.
2. No trucks shall be permitted to idle on site for more than the time permitted by State statute as set forth at N.J.A.C. 7:27-14, 15 which provides in part that all vehicles may idle for up to 3 minutes, the only exceptions being for up to 15 minutes when the vehicle has been stopped for 3 or more hours and only if the temperature is less than 25 degrees Fahrenheit and in this instance if a motor vehicle has a sleeper berth equipped with a 2000 or newer engine or that has been retrofitted with a diesel particulate filter while the driver is resting or sleeping in the sleeper berth. All other idling shall be prohibited.
3. No trucks shall make a left hand turn up the hill and out of the site and Applicant shall post appropriate signs for those trucks as they leave his property subject to final review and approval of the Board Engineer.
4. Applicant shall provide the funds necessary so that the municipality can install "No Parking" signs along the road subject to Governing Body approval and final citing location of those signs by the Board Engineer.
5. No more than five (5) trucks per day shall be permitted to enter or leave the site after 6:00 p.m. but before 9:00 p.m.
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.
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, Gill, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

There were no applications to be heard at this meeting.

DISCUSSION

565 LAND DEVELOPMENT, LLC

Attorney Michael Gaus, Engineer Kenneth Wentink and Applicant Thomas Zummo appeared before the Board to discuss informally several proposed projects. The professionals made a brief presentation involving Block 117, Lots 38.01 and 38.03 located on Route 565. It was discussed that a lot line adjustment would be necessary for these two lots to accommodate the placement of the farmstand which was previously

approved and the access to a proposed residence on Lot 38.01 to be built in the near future. In addition, a recycling site for tires is being proposed.

It was discussed that the proposed projects would trigger a technical use variance, technical major subdivision and use variance with minor site plan and that they would all require notice. The Board also indicated that a site walk would be necessary in order for the Board members to see where everything would take place. The applicant indicated, through his professionals, that the applications would most likely be ready for the April meeting.

SUBCOMMITTEE & MASTER PLAN

Chairman Cecchini indicated that he wished to create a subcommittee or subcommittees that would work on several different aspects of the master plan revisions. A workshop meeting was set for Thursday, March 13 at 9:00 a.m.

GENERAL BUSINESS

Mr. Kienz and Mr. Cecchini offered an update on the realignment of Route 23 and the new proposed Shop Rite in Sussex Borough. It was discussed that the store would be in Sussex Borough and the parking lot would be in both, Sussex and Wantage. The size of the Shop Rite to be smaller than their usual store size, at approximately 80,000 sq.ft. the parking would offer a 3,000 sq.ft. pad for a satellite bank for Wantage. The Board anticipates receiving a use variance application for the parking in Wantage Twp.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Stella Salazar
Secretary