

JULY 22, 2014

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, July 22, 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: Messrs. Bono, DeBoer, Grau, Semmens, Cecchini, Mmes. Gill and Kanapinski, Attorney Christopher Quinn, Engineer Harold Pellow.
ABSENT: Messrs. Slate, VanderGroef, Cillaroto.

Board member Valkema arrived at 7:31 p.m., member Stefanelli arrived at 7:32 p.m. and member Bassani arrived at 7:35 p.m.

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. Kanapinski to adopt the minutes of June 24, 2014.

A voice vote was unanimously in favor.

Ms. Gill made a motion seconded by Mr. Bono to adopt the minutes of the Executive Session of March 25, 2014.

A voice vote was unanimously in favor.

RESOLUTIONS

There were no resolutions to be adopted at this meeting.

APPLICATIONS

L-14-04 ADRIANA & NICHOLAS BRADLEY

The applicant is proposing a dog kennel. The property is known as Block 142, Lot 2.02 and is located on Gemmer Road in the R-5 zone.

Attorney William Askin of Nicholson and Askin, LLC located in Sparta, N.J., Ms. Rosa D'onofrio of 18 Saddle Ridge Road, Sparta, N.J. Real Estate agent for the property and the applicant, Mr. Nicholas Bradley, appeared before the Board.

Mr. Askin made a brief presentation of the application. He stated that the dog kennel had been in operation since 1968 and that all proper documentation regarding licensing and inspection had been provided with the application. It was discussed that the owners, Mr. and Mrs. Davis, had moved to Arizona due to illness of Mrs. Davis and the weather in Arizona was more beneficial to her health.

Mr. Pellow's report dated July 18, 2014 stated that a determination needed to be made regarding whether or not the use of the property had been abandoned. Also, it was discussed that the licenses and all inspection had been kept up to date and that all cages and all necessary items were still on the property and nothing had been removed. When asked house the property had been advertised, Ms. D'onofrio replied that she had advertised the property as a dog kennel for the past three years. After some discussion

the Board came to the consensus that the use had not been abandoned and that the applicant was in his right to operate the business.

Mr. Cecchini asked the Board members if they had any questions for the applicant. Mr. DeBoer asked when did the business stop operating, if the owner would occupy the house, how many dogs could be at the house. Mr. Askin stated that the business had stopped operating towards the end of 2012. Mr. Bradley stated he would occupy the house, that the house had the capacity for approximately 6 dogs and that in the summer approximately 10 dogs. He added that they intended to do boarding, training and possibly grooming and that there could be 20 dogs at most. He stated that no breeding would take place on the property. Mr. Bradley stated that he would do most of the transportation. Ms. Gill asked if they did rescue. Mr. Bradley stated that he would work with dogs to help them socialize and that the dogs would stay with them until they were ready to go home.

There were no more questions from the Board and the application was opened to the public. Ms. Bernice Bajda, a neighbor, asked if the property had to be brought up to present codes with the change of ownership. Mr. Cecchini replied that with the purchase of the property, Mr. Bradley would have to apply for a license and that inspections would be made appropriately and he would have to comply. There were no more member of the public wishing to make ask any questions or to make any comments. The application was back to the Board for suggestions.

Ms. Gill asked if not approved, what would somebody do with the property? Mr. Deboer made a motion to approve. Mr. Bono seconded the motion.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, DeBoer, Bassani, Grau, Gill, Kanapinski, Valkema, Semmens, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

L-9-2009 ABD WANTAGE, INC.

The applicant is requesting an additional five (5) year extension of final major subdivision approval originally granted on July 28, 2009. The property is known as Block 54, Lots 8.01, 10 and 14 and is located on Lowe Road.

Board members Grau and Kanapinski stepped down.

Attorney Michael Selvaggi and Engineer Ken Dykstra appeared before the Board.

The professionals indicated that due to the poor market conditions they needed to request an additional five-year extension. It was discussed that the applicant had been diligent in obtaining all other approvals and permits. The Board found it appropriate to grant the request and Mr. Cecchini asked for a motion.

Mr. Bono made a motion to grant the five-year extension. The motion was seconded by Mr. DeBoer.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, DeBoer, Bassani, Stefanelli, Gill, Valkema, Semmens, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

INFORMAL

Mr. Jerry Finnegan appeared before the Board to get the Board's opinion regarding a subdivision he is contemplating in connection with the COAH property for his previously major subdivision approval. The Board looked at the maps Mr. Finnegan presented and stated that he would have to do a lot of work as it seemed that what he proposed would need a couple of variances, an easement for the new lot and a very long driveway. Mr. Finnegan stated that would check with a professional regarding the proposal.

Mr. Chris Mueller appeared before the Board regarding the property located at 134 Route 565 with the plans to operate a machine shop. The Board suggested that he apply for a zoning permit.

Mr. Michael O’Krepki of Route 284 Aggregates appeared before the Board to offer an explanation about a complaint that work was being done at his site after the approved hours of 7 a.m. to 5 p.m. Mr. O’Krepki indicated that the work that was taking place was office cleaning and some minor welding for equipment maintenance. The Board suggested that if he needed extended hours he would have to come in before the Board with a formal application for an amendment to his approval.

PUBLIC COMMENTS

There were no members of the public wishing to come forward.

GENERAL COMMENTS

Mr. Cecchini stated that a Subcommittee meeting had been scheduled for Thursday, July 31, 2014 at 9:00 a.m. to finish up the Master Plan.

Mr. Cecchini stated that Mr. Jeff Parrott had called and asked for a site adjustment to curve the entire lot rather than to fence as it proved to be more beneficial to the applicant. The Board agreed with the request.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned.

Respectfully submitted,

Stella Salazar
Secretary