

OCTOBER 28, 2014

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, October 28, 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, Bassani, DeBoer, Grau, Slate, Gill, Stefanelli, Attorney Christopher Quinn, Engineer Harold Pellow.

ABSENT: Messrs. Cecchini, Semmens, Vander Groef, Valkema, Cillaroto, Ms. Kanapinski

SALUTE TO THE FLAG

Mr. Slate 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 September 23, 2014.

A voice vote was unanimously in favor.

RESOLUTIONS

There were no resolutions to be adopted.

APPLICATIONS

L-14-05 MERLE TACKEMA

The applicant is proposing to subdivide a 35.382 acre lot into one 14.437 acre lot to be known as Lot 5.13 and a remaining lot of 20.945 acres to be known as Lot 5.09. The property is located on Lowe Road in the R-5 zone and is known as Block 52, Lot 5.09.

Attorney Martin Vander Heide appeared on behalf of the applicant.

Mr. Pellow stated that the applicant had not submitted revised plans. Therefore, the application was incomplete. It was discussed that the application needed to be carried to the November 25, 2014 meeting.

L-14-06 ANGELA PRESTIPINO

The applicant had noticed for today's hearing. However, this application was not on the agenda and should be ready for a hearing at the next Board meeting.

Attorney Martin Vander Heide appeared on behalf of the applicant.

Mr. Pellow stated that the applicant had not submitted revised plans. Therefore, the application was incomplete. It was discussed that the application needed to be carried to the November 25, 2014 meeting.

Mr. Bono made a motion seconded by Mr. Grau to carry both applications to the November 25, 2014 meeting. No further notice is required.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

L-14-07 DAROLD AND LISA BLOCK

The applicant is proposing a 273 sq.ft. addition at the rear of their existing home. A 340 sq.ft. deck will replace an existing deck, which will be removed to make way for the addition. A rear yard setback variance to the new deck is needed where 50ft. is required and 32'9" is proposed. The property is known as Block 116, Lot 2 and is located on Newman Road in the R-5 zone. Notice has been made for a public hearing.

The notice sent out to the neighbors was incomplete. This application was carried to the November 25, 2014 meeting. No further notice is required.

L-12-11 WANTAGE STONE

This application was not originally on the agenda for the October meeting as the review was not completed due to other items still missing. However, the applicant noticed. This application was carried to the November 25, 2014 meeting. No further notice is required.

L-14-08 MOUNTAIN VIEW MANOR AT WANTAGE, INC.

This application was not originally on the agenda for the October meeting as the review was not completed due to other items still missing. However, the applicant noticed. This application was carried to the November 25, 2014 meeting. No further notice is required.

INFORMAL

Don McGlew

Mr. McGlew appeared before the Board to find out if he needed a variance to construct a detached garage in front of his property on Pidgeon Hill Road. He stated that he had received a variance for a couple of barns in 2008 and he felt that he should not go through the expense again. The Board stated that he had to come in with a full application.

PUBLIC COMMENTS

Ms. Anne Smulewicz of 108 Route 23, appeared before the Board to state her complaint against her neighbors, Wantage Stone, and the dust the soil removal operation is generating toward her property. The Board stated that there was nothing they could do about dust since there was no proof that the dust was coming from the neighbors operation only. Mr. DeBoer stated that she lived on a commercial zone and that Route 23 had a lot of truck traffic that could generate dust as well.

ADJOURNMENT

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

Respectfully submitted,

Stella Salazar
Secretary