

DECEMBER 23, 2014

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, December 23, 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. Bassani, DeBoer (arrived 7:50), Slate, Gill, Stefanelli (arrived 7:50), Cecchini, Semmens. Attorney Angela Paternostro, Engineer Harold Pellow.
ABSENT: Messrs. Bono, Grau, Kanapinski, Vander Groef, Valkema, Cillaroto, Semmens.

SALUTE TO THE FLAG

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

MINUTES

Ms. Gill made a motion seconded by Mr. Slate to adopt the minutes of October 28, 2014.

A voice vote was unanimously in favor. Mr. Stefanelli abstained.

RESOLUTIONS

The Resolutions for applications L-14-06, Bella Vita and L-14-07, Block are being carried over to the January meeting.

APPLICATIONS

L-12-11 WANTAGE STONE

This application is being carried to the January 27, 2014 meeting. No further notice is required.

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

This application is being carried to the January 27, 2014 meeting. No further notice is required.

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. Notice has been made for a public hearing.

Mr. Pellow reviewed the checklist starting with item 1.08 regarding proper notification; Angela Paternostro, Esq stated notification is satisfactory.

Mr. Pellow questioned item 3.01 C stating the map does not show an outlet for the water in the rear of the property. The water runs from the front of the property to the back, Mr. Van der Heide said that would be corrected.

Mr. Pellow did not receive a letter regarding a new lot number, (item 4.07). Mr. Cecchini stated the new lot is Lot 5.13.

Attorney Paternostro swore in Merle Tackema from 36 Lowe Road and Attorney Martin Van der Heide III. Mr Tackema came before the board in 1996, a Resolution in 1997 created lots 5.11 & 5.12. The idea at the time for the property, was a multi-lot sub division. The applicant wishes to divide the property into two lots, one lot with applicants existing home on it will consist of 20.945 acres the other 14.437 acres.

A variance is needed for lot 5.13's width, 250 feet is needed and 100 exist. The remainder of lot 5.13 conforms to all bulk requirements for the R-5 Zone. The driveway in 5.11 is 15' wide, and must be paved 20' to where it branches off into the neighbor's property.

Originally, there was going to be a road since that no longer will happen lot 5.11 will require a joint maintenance agreement.

There must also be an access easement and a maintenance agreement provided for the driveway into Lot 5.13.

Item #5, the drainage has been shown on the revised map. Lot 5.13 will have to convey rights to the Township to drain storm water onto this lot from the drain in the 50-foot easement. The owner of Lot 5.13 is to maintain the drain through the 50-foot easement. The owner of Lots 5.11 and 5.13 are to have a maintenance agreement for the common driveway and ingress and egress rights over the 50-foot stem

To be shown in the deed:

Item #9, the Sussex Borough waterline crosses Lots 5.13 & 5.09. This easement must be included in the deeds for these lots.

Item #10, the Tennessee Gas transmission line crosses Lot 5.13, this easement must be included in the deed for Lot 5.13

To be included in the resolution.

Item #7 A driveway permit will be needed for Lot 5.13 at the time of the building permit application, and it will be a common driveway down to a point it enters Lot 5.11, it has to be constructed 20 feet wide and paved, from Lowe Road to a point where it enters Lot 5.11.

Item #11 We have googled a map showing the wetlands, there are none on this property, but there are some on adjoining properties by the Clove River. A 150 foot buffer could affect these lots, this will be determined at the time of the building permit application.

Road Trust Fund:

Item #8 states that a \$2500.00 Road Trust Fund fee needs to be paid by the applicant, prior to deeds being signed. The applicant asked if the fee could wait until they took out a building permit or sold the lot, the Board agreed that the fees must be paid up front, due to the fact that in the past fees have been missed.

Mr. Cecchini opened it up to the Board for discussion. Ms. Gill question Mr. Tackema if he had any luck selling the property as a whole? Mr. Tackema stated the property has been for sale for years and has not had any interest.

Mr. Cecchini opened it up to the public, there being no public present, he closed it to the public.

Mr. Slate made the motion to approve L14-05 Merle Tackema as per the requirements of Harold Pellows checklist. Ms. Gill seconded the motion. Ayes: Deboer, Bassain, Slate, Stefanelli, Gill, Cecchini. Nays: None. Absent: Bono, Grau, Kanapinski.

INFORMAL

Shawn Hughes

Mr. Hughes was not in attendance.

PUBLIC COMMENTS

None.

ADJOURNMENT

On a motion duly made by Mr. Stefanelli seconded by Ms. Gill and carried, the meeting was adjourned.

Respectfully submitted,

Jeanne M. McBride
Secretary