

## **MARCH 24, 2015**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, March 24, 2015 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.

### **SALUTE TO THE FLAG**

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

### **ROLL CALL**

PRESENT: Ronald Bassani, Larry Bono, Paul Grau, Joanne Kanapinski, Ronald Slate, Michael Cecchini, William Semmens. Attorney Angela Paternostro, and Engineer Harold Pellow.

ABSENT: William Gaechter, Victoria Gill, Patrick Stefanelli, William DeBoer.

### **APPLICATIONS**

#### **L-2015-04 Keith & Debra Butchko**

**C Varience**

**Block 87, Lot 22, 33 Woodland Road**

**Rear yard set back**

**Addition 16 x 32**

Notice has been made for a public hearing.

Attorney Paternostro- Pfister swore in Keith & Debra Butchko

Mr. and Mrs. Butchko presented pictures of the home. They are requesting to put an addition on the rear of their home, the addition will include both stories of their home.

Exhibit A1 is a series of four pictures of the home,

- Left front corner of house
- Left rear of home
- Right rear of home
- Front of home

They are not adding additional bedrooms to the home.

The lower level will consist of a finished recreation room, a bathroom and an additional room.

Mr. Cecchini opened the application to the Board for questions. Mrs. Kanapinski asked the number of bedrooms in the house presently, the applicant replied three.

In Mr. Pellow's report questioned the items under the deck, the applicant said the items belong to his brother and they will be removed.

Mr. Cecchini stated the Community is older and the dwellings on the surrounding lots are also sub-standardized lots.

Mr. Cecchini opened the application to the public, since no one from the public wished to speak; the meeting was closed to the public. Mr. Cecchini then opened it up to the Board. Mr. Bassani thanked the applicant for investing in their homes as well as the Community

Mr. Grau made the motion to approve the application as presented, Mr. Bono seconded the motion. Ayes: Bono, Bassani, Grau, Kanapinski, Slate, Semmens, Cecchini. Nays: None. Absent Gaechter, Gill, Stefanelli, DeBoer.

**L-2015-01 United Methodist Church**

**Block 136, Lot, 3, Route 23**

**The Church is seeking preliminary and final site plans**

**No further notice is necessary.**

Ron Slate stepped down from the dais for this application.

Attorney Angela Paternostro-Pfister swore in Glen Sumpman, of Heritage Lane, Hamburg NJ, Council Chair and Church Trustee

Kenneth Wentink Old Clove Road, Wantage NJ, Licensed Professional Engineer and Surveyor.

Bill Hincks, represents Wantage United Methodist Church

Mr. Wentink explained that the Church is proposing to erect new building. The curb returns for the church have been in place since 1994.

The church will have 197 seats, 99 parking spaces. The Sussex County Health Department based the approval of the septic system on the revised plans.

The Sanctuary will be on the right side of the building and the classrooms on the left.

Parking: If there is not a curb installed in the parking area Mr. Pellow suggested a rain garden, Mr. Wentink does not care for the maintenance associated with a rain garden. He explained there is a small depression between two parking lots to collect the water.

Lighting: Mr. Pellow suggested a more traditional form of lighting, the Church is proposing a commercial type of lighting. The higher the lighting fixture the less fixtures needed. The proposed lighting has double fixture on each post, for security. The Board explained they were trying to get away from commercial lights.

Water: Wantage Methodist Church will dedicate a water line easement to the Borough of Sussex. The Church will not tie into the Sussex water line due to ongoing costs associated with the Sussex Water Company.

Utilities: All utilities will be underground

Days and hours of use: Sundays from 9:30 am – 12:00 PM and evenings during the week for Committee meeting, bible studies and choir. All meetings are over before 9:00 PM.

Expansion: There are no provisions for expansion in the future.  
The building contains a partial basement for storage and utilities.

Mr. Cecchini opened it up to the board for question. Mr. Bassani questioned the safety of the driveway opening; Mr. Wentink explained sight distance determines where the opening is placed.

After some discussion, the Board and Wantage Methodist Church agreed the Church will use a more traditional type of lighting with no rain garden and no curbs in the parking lot.

Mr. Cecchini opened the meeting to the public.

Justin Vandergroef of the Wantage Fire Department requested a fire hydrant be placed on the property, because the water line runs through the property. After some discussion, the Board unanimously agreed the parking lot is too far from the water line to justify the cost.

Mr. Grau made the motion to approve Wantage United Methodist Church with the traditional lighting and depression between the two parking lots. Mr. Bono seconded the motion. Ayes: Bono, Bassani, Grau, Kanapinski, Semmens, Cecchini.  
Nays: None. Absent: Gaechter, Gill, Stefannelli, DeBoer.

**L- 2015-02 Rubin Hill Properties** due to completeness issues will be carried over to April 21, 2015 meeting. No further notice is necessary.

## **OPEN PUBLIC SESSION**

Justin Vander Groef of the Wantage Fire Department stated that Wantage and Sussex Fire Department are switching to high band frequencies since low band radio is being phased out. The Fire Department's application to the FCC has been approved for two high band licenses. Martin Littles tower will suit their needs but the will exceed the maximum height requirement by 15 feet. A variance will be required.

Mr. Cecchini explained the owner of the tower is the one to come before the board for the variance and they may request that fees are waived, due the fact that it is a safety matter.

Mr. Cecchini also stated that any new cell towers that come before the board will be required to plan for First Responders.

Paul Disanza from Lillian Court spoke on the Rubin Hill Properties application; Mr. Cecchini explained that those who wish to speak on that application needed to come back when the application is presented to the Board.

**ADJOURNMENT**

On a motion duly made by Mr. Semmens, seconded by Mr. Slate and carried, the meeting was adjourned.

Respectfully submitted,

Jeanne M. McBride  
Secretary