

AUGUST 25, 2015

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, August 25, 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: Larry Bono, Ron Bassani, Bill Gaechter, Victoria Gill, Paul Grau, Joanne Kanapinski, Michael Cecchini. Also present was Special Attorney Larry Wiener, and Engineer Harold Pellow.

Absent: Ronald Slate, Patrick Stefanelli, Bill DeBoer.

MINUTES:

Mr. Bassani made a motion, seconded by Mr. Grau, to approve the minutes from the June 16, 2015 meeting. Ayes: Bassani, Grau, Kanapinski, Cecchini. Nays: None.

Mr. Grau made a motion, seconded by Mr. Gaechter to approve the minutes from the July 28, 2015 meeting. Ayes: Gaechter, Gill, Grau, Kanapinski, Cecchini. Nays: None.

RESOLUTIONS:

L-2015-01 WANTAGE UNITED METHODIST CHURCH

Mr. Bassani made a motion, seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of March 24, 2015 granting preliminary and final site plan. The property is located at on Route 23, Block 136 Lot 3 Pursuant to N.J.S.A 40:55D-37. Mr. Cecchini noted there was not a mention of curbs in the Resolution. The Board had agreed to the condition of not having curbs within the parking lot.

NOW, THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Township of Wantage, based upon the above findings of fact and conclusions of law, the within application for variance relief be and hereby is granted subject to the following conditions:

1. The Applicant shall comply with all of the specific recommendations and terms contained in the Township Engineer's original and revised reports in connection with this application and as may be required to be amended in accordance with this Resolution are adopted by reference as though the complete application and modified plans were set forth herein and the same are made a part hereof. Further, the commitments made by the applicant and their representatives in their recorded testimony and as set forth in the previous finding of fact shall be satisfied;
2. 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;
3. Certificate that all taxes are paid to date of approval;
4. The applicant shall use "C" lighting fixtures on the site as approved by the Township Engineer;
5. The applicant shall maintain the "depression" located between the two parking lots;
6. The applicant shall obtain and submit to the Township Engineer an as-built survey prior to the issuance of a Certificate of Occupancy and the Applicant shall apply for a soil erosion permit from the Sussex County Soil Conservation District;
7. There shall be a 300' x 300' site easement along the center lines at the intersection of Brown Road and Sherman Ridge Road and dedicated to Wantage Township;

8. A 15 (fifteen) foot wide not of dedication easement shall be deeded to Sussex Borough for the Sussex Borough waterline running through the property;

9. The Township of Wantage Land Use Board reserves the right to revoke and withdraw any approval granted in the event there is any deviation from or alteration of the plan hereby approved, unless prior written approval for such deviation or alteration has been obtained from the Land Use Board. Minor deviations and field changes may be authorized in writing by the Township Engineer;

10. The terms and conditions of this approval shall be binding upon the applicant, the applicant's successors in interest and assigns. Further, each of the terms and conditions of this approval are material elements of the approval based upon the submission of the application and property in its entirety, and the non-compliance with any term or condition by the applicant or his successors or assigns shall be deemed a material default subjecting the application to revocation of this approval. The request to change any single condition since all conditions are integrally related shall open the entire application to the Land Use Board for re-consideration, possible re-approval and new terms and conditions in addition to those terms and conditions presenting existing in this approval;

11. The Applicant must comply with all representations made, either personally or through any representative acting on the Applicant's behalf during the course of the presentation of the application at the hearing, through any written correspondence presented to the Board and/or Township, and in all documents filed pertaining to the instant application;

12. All performance requirements as set forth in the findings of fact herein shall be satisfied by the applicant as a condition of this approval whether or not repeated at length in this conditions-section of this Resolution;

Ayes: Bono, Bassani, Grau, Kanapinski, Cecchini. Nays: None. Abstain: Gaechter, Gill.

L-2015-03 CHRISTOPHER T. WOLFF

Mr. Grau made a motion, seconded by Mr. Gaechter to adopt the resolution memorializing the Board's decision of July 28, 2015 granting a side yard setback and a height variance. The property is located at 61 Snover Road known as Block 152, Lot 6.10, in the RE-5 Zone. Pursuant to N.J.S.A 40:55D-10(g),

NOW, THEREFORE, BE IT RESOLVED,

by the Township of Wantage Land Use Board, County of Sussex, and State of New Jersey the Application of Christopher T. Wolff with, Lot 6.10 as shown on the Tax Map of the Township of Wantage requesting a side yard setback where 40' is required, 10.0' is proposed and 35.3' is existing to construct a 25' x 38' x 24' in height, two vehicle garage on the easterly side of the two story frame dwelling be and hereby is granted. This approval is subject to the testimony given and plans submitted with the Application as well as the following conditions:

1. The Applicant shall comply with all of the specific recommendations contained in the Pellow Report dated June 10, 2015 and all revisions;
2. The Applicant shall submit an updated map/plans to the Township Engineer showing the following: windows of the garage above ground, the buildings scaled, and the distance from the garage to the existing house on Lot 6.04; 6
3. 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;
4. The Township of Wantage Land Use Board reserves the right to revoke and withdraw any approval granted in the event there is any deviation from or alteration of the plan hereby approved, unless prior written approval for such deviation or alteration has been obtained from the Land Use Board. Minor deviations and field changes may be authorized in writing by the Township Engineer;
5. Certificate that all taxes are paid to date of approval;

6. The Applicant must comply with all representations made, either personally or through any representative acting on her behalf, during the course of her presentation to the Board, and in all documents filed with the instant Application;

7. Subject to all other applicable rules, regulations, ordinances, and statutes of the Township of Wantage, County of Sussex, State of New Jersey. The undersigned, Chairman of the Township of Wantage

Land Use Board, hereby certifies the above is a true copy of the resolution adopted by said Board on August 25, 2015 to memorialize action taken on July 28, 2015.

APPLICATION:

Mr. Ken Nelson attended the meeting to discuss the Phase 1 Redevelopment Plan, regarding Block 20 Lots 41 & 43 and Block 18.01, Lot 1. The Land Use Board will make a recommendation to the Governing Body to adopt the Phase One Plan as an ordinance. Phase One is to make sure there is sufficient parking for the complex located in Sussex Borough. Mr. Nelson stated a minor amendment to the Plan will be inserted on page three, stating that if nothing comes of the Plan; the zoning should remain in place. Mr. Pellow continued the discussion regarding traditional lighting not the box type in the parking lot, also thermal striping for the parking spaces, both are a Wantage preference. He also recommends sidewalks extend to the shopping center across the street. The Board discussed a stumbling block of the development is trying to reach an agreement with Sussex Borough regarding payment for Wantage's loss of revenue. Mrs. Gill made a motion seconded by Mr. Bono to recommend to the Committee to adopt the Redevelopment Plan with the revisions. Ayes: Bono, Gill, Grau, Kanapinski, Cecchini. Nays: None. No vote: Bassani, Gaechter.

ADJOURNMENT

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

Respectfully submitted,

Jeanne M. McBride
Secretary