

NOVEMBER 4, 2015

A regular meeting of the Wantage Township Land Use Board was held on Wednesday, November 4, 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: Ron Bassani, Larry Bono, Victoria Gill, Paul Grau, Joanne Kanapinski, Patrick Stefanelli, Michael Cecchini, Bill DeBoer. Also present was Attorney Angela Paternostro-Pfister, and Engineer Harold Pellow.

Absent: Bill Gaechter, Ronald Slate.

MINUTES:

Mr. Grau made a motion, seconded by Mrs. Gill, to approve the minutes from the September 15, 2015 meeting. Ayes: Bassani, Gill, Grau, Stephanelli, Cecchini. Nays: None.

RESOLUTIONS:

Mrs. Gill made the motion seconded by Mr. Grau to approve the Revised Phase I Redevelopment Plan due to a typographical error on the block and lot. The correct block and lot should read Block 18, Lot 41 & 43 and Block 18.01, Lot 1. Ayes: Gill, Grau, Stephanelli, Cecchini. Nays: none.

APPLICATIONS:

L-2015-09

“C” Variance for Jeff Beer

Block 133 Lot 11.03

93 Coykendall Road

The Applicant is proposing to construct a 40' x 60' 2400 square foot garage on the front yard of his dwelling, which requires a “C” Variance.

Attorney Paternostro-Pfister swore in applicant Jeff Beer and Professional Surveyor Eric Smart of Old Clove Road, Wantage NJ.

Mr. Beer submitted exhibit A1, a picture taken by Mr. Beer, of the property. The applicant wishes to construct a 40' x 60' pole barn/garage in the front of his home. The building will not be used for commercial purposes. It will have three garage doors and two carport ends. The enclosed structure will be 40 feet x 40 feet with ten-foot extensions on the ends. The roof will not exceed 20 feet in height.

Mr. Smart stated the only area for the building is in the front of the home due to wetland constraints and the placement of the home's septic system. It will be set back 340 feet from the road

There are trees in the front of the property that will block the barn. The trees are planted in wetlands so they cannot be removed. Mr. Beers also spoke with neighbors to alleviate any concerns they may have.

The garage will not have a foundation. There will be minimal disturbance to the property as it will be placed on existing gravel.

Mr. Cecchini opened the application to the public. There being no public wishing to speak, that portion of the meeting was closed.

Mr. Cecchini opened the application to the Board for any further comments.

Mr. Bassani made a motion seconded by Mr. Grau to approve the garage with new plans submitted to Mr. Pellows office including:

- A back out area.
- Correct the Lot number from 11.01 to 11.03.
- 50 feet of asphalt at the entrance.

Ayes: Bono, Bassani, Gill, Grau, Kanapinski, Stefanelli, DeBoer, Cecchini. Nays: None.

L-2014-08

Preliminary & Final Site Plan for Mountain View Manor at Wantage

Block 4.02, Lots 1 & 2

Located on Boulder Hill Boulevard

Due to the fact there were five voting members in attendance, and all five must be affirmative, Attorney Allyson Kassetta made a request to adjourn to the November 17, 2015 meeting with no further notice required.

L-2015-10

**Preliminary & Final Site Plan for CGP Acquisitions & Development, LLC
(Proposed Dollar General Retail Store)**

Block 14, Lot 15.01

Located on Route 23 South

The Applicant is proposing 9,250 square foot retail Dollar General. The Lot is located in the H-C Zone and is a permitted use in this zone.

Attorney Paternostro-Pfister swore in:

Samul Chung, 1904 Main St. Lake Como, NJ, Licensed Professional Engineer

Justin Taylor 1904 Main St. Lake Como, NJ, Traffic Engineer

Attorney Jason Tuval gave a general description of Dollar General Stores:

- It is a retail sales store, not a dollar store, containing household items, beauty items, toys.
- They received one tractor-trailer delivery per week, which is on site approximately 40 minutes.
- The cardboard is recycled and put back on the tractor-trailer, leaving very little recycling in the store.
- Box trucks delivering bread, milk i.e. will account for two to three deliveries per day.
- Stores close by 10:00 P.M.

This building's design consists of channel lighting, thirty parking spaces and seventeen banked parking spaces, for future use if needed.

Mr. Justin Taylor prepared a traffic impact statement. He told the board the parking and isle configuration is one that is used in 12,000 stores. The delivery truck is a 53-foot tractor-trailer. It takes approximately one minute for the truck to pull in, back up, and turn around and back up to the loading dock. Because Dollar General uses their own trucks, they have control over what time the trucks arrive. The stores peak hours are between 4:00 – 6:00 PM, weekend peak hours are in the middle of the day. Trucks do not arrive during peak hours, if needed the driver can ask a store employee for additional help with parking. The only trucks that will need to back up will be the garbage truck and the tractor-trailer. All other trucks will be able to turn around in the loading area. Garbage pickup will be once a week as the store does not produce much trash. Cardboard is removed upon its delivery, in the tractor-trailer. For safety, Mr. Cecchini suggested removing two of the buffer spots, paving the area, using that area for the garbage truck to turn around.

Dollar General created a walkway between Sussex Bank and Dollar General. Mr. Bassani asked Dollar General if they would consider putting up half of the cost of Sussex Bank's portion of the sidewalk. The Land Use Board will contact Sussex Bank and let them know the Land Use Board supports the idea of a walkway.

Mr. Bassani asked if it was possible to center the building on the property. Due to the size of the property and the stream, DEP regulations prevent moving the building.

Attorney Paternostro-Pfister swore in Professional Planner James Kyle of Hopewell NJ.

Exhibit A2 is an architectural rendering of the floor plan. Dollar General's original design is a flat roof; they resigned the building with a pitched roof.

The sign on the building has no frame, and is designed with channel letters. The building is set back 155 feet from the right of way. For optimum view, the sign must be in scale with the building and the distance from the right of way. Dollar General is eager to also capture those traveling through town.

The Pylon sign is important because the building is located on the inside of a curve. The sign that was presented to the Board was 96 ½ square feet. The Wantage Sign ordinance states a maximum square footage of 40 square feet. The Board had concerns the sign would dwarf Sussex Bank sign. The Board also felt the general population that will utilize the facility would come to recognize the building. Brand Recognition will assist those not from the area. Attorney Tuvel asked the Board to grant the five foot setback variance and he will contact his client and request they use a 51 square foot sign, typically that sign is used for a secondary entrance.

Additional comments:

- Dollar General will provide a safety fence along the sloped area of the property.
- Carts are prevented from leaving the store, eliminating the possibility of carts causing auto damage.
- The agreed size of the parking space is 9' x 18'.

The awning, pitched roof, and the perimeter in block add significant costs to the project. The design of the building is a notable upgrade from what Dollar General typically builds. The Board asked if they could bring the gable out to the distance of the overhang. Mr. Tuvel said any change in the façade must be corporate approved. He would take the recommendation to corporate, if they agree to the changes, he will bring the changes to Mr. Pellow and if necessary to the board. The Board agrees they would like to see something to make the building appear less harsh.

Mr. Cecchini once again asked the Board if they had any additional comments. Mr. Bassani & Mrs. Gill both thanked the applicant for being so forthcoming with the Boards requests.

Mr. Cecchini opened the application to the public for any questions or concerns they may have. There being no public wishing to speak, the application went back to the Board.

Mr. Bassani made the motion seconded by Mr. Grau to approve the preliminary and final sight plans with the following conditions:

- Deliveries and trash pick-up not to exceed two times per week, Monday through Friday, excluding 4:00 – 6:00 PM.
- Dollar General's architect will work with Mr. Pellow's office to eliminate two parking spaces for a truck turnaround area.
- The pylon sign has a five-foot setback for a 51 square foot sign.
- Preliminary and final approval with submission of an as-built.

Ayes: Bassani, Bono, Gill, Grau, Kanapinski, Stefanelli, Cecchini, DeBoer.

Nays: None.

ADJOURNMENT

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

Respectfully submitted,

Jeanne M. McBride
Secretary