

NOVEMBER 17, 2015

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, November 17, 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, Bill Gaechter, Paul Grau, Michael Cecchini, Bill DeBoer.
Also present was Attorney Angela Paternostro-Pfister, and Engineer Harold Pellow.
Absent: Ron Bassani, Victoria Gill, Joanne Kanapinski, Patrick Stefanelli, Ronald Slate.

APPLICATIONS:

L-2014-08

**Preliminary & Final Site Plan for Mountain View Manor at Wantage
Block 4.02, Lots 1 & 2
Located on Boulder Hill Boulevard**

Attorney Allyson Kassetta made a request to adjourn to the December 15, 2015 meeting with no further notice required. The Land Use Board agreed to that request.

L-2015-11

**“C” Variance for Sam Magarino III
Block 12.01 Lot 13.12
113 Lewisburg Road**

The Applicant is proposing a 14' x 60 x structure in the front yard to house a motor home. A “C” Variance is needed. Only one driveway is permitted for a residential lot, a variance is needed. A variance is needed for impervious cover, 10% is permitted in the R-5 Zone and 10.9% is proposed. Notice has been made for a public hearing.

Attorney Paternostro-Pfister swore in Samuel Magerino.

Mr. Pellow requested additional documents in his report:

- A Key map at scale not less than 1:-400 feet.
- Tax map sheet number.
- Zoning chart listing existing and proposed requirements.
- Locations of all existing features on the property and within 200 feet.

- Preliminary architectural plans for all proposed buildings, including overall floor plans.

Since Mr. Magarino did not realize he had to submit the documents, the Board agreed to listen to testimony at this meeting, the missing Board members could listen to tapes of the testimony and they will be eligible to vote at the next meeting..

Mr. Magerino explained he would like to build a garage to cover his new Recreation Vehicle. When questioned about the additional driveway, Mr. Magarino explained he asked the former zoning official Kevin Kervatt if a permit was necessary and was told he did not need a permit. If he was told they were needed, he would have done so.

Mr. Magarino explained the topography of his property. In the rear the property has a steep slope, on the other side of the house is a pool. The side with the slope would require quite a bit of excavating, and would not be feasible to build there. Mr. Cecchini told the Board he did a sight walk and agreed there is no room in the rear of the property.

Mr. Cecchini opened the application to the Board; with no one wishing to speak, he closed it to the Board.

Mr. Magarino described to the Board a series of pictures of the property known as exhibit A1 through A6. Attorney Paternostro-Pfister asked Mr. Magarino if they describe the property fairly and accurately to which Mr. Magarino replied yes.

Due to an incomplete application, Mr. Grau made a motion seconded by Mr. Bono to table the application to the December 15, 2015 meeting with no further notice required. Ayes: Bono, Gaechter, Grau, DeBoer, and Cecchini. Nays: None.

L-2013-02

Bajwa Fuel & Car Wash, LLCe

Block 6, Lot 3.02

Located on Route 23

The Applicant is proposing to remove an existing pump island, and relocate the pumps. The Applicant wishes to extend the canopy by a 36' x 36' extension. The pump islands will be protected with 6" diameter bollards. The plan depicts a propane tank enclosure at the rear of the property. Notice has been made for a public hearing

Attorney Dennis McConnell from the firm McConnell, Lenard & Campbell requested the absent Board members listen to the testimony and vote on the matter at the December 15, 2015 meeting. Mr. Cecchini agreed to the request.

Angela Paternostro- Pfister swore in owner of the station Manjit Bajwa and Professional Engineer Tyler Vander Valk from Houser Engineering, 1141 Greenwood Lake Turnpike, Ringwood, NJ.

Mr. Vander Valk said the applicant is before the board to improve the fueling area for safety and for better circulation around the diesel pumps.

Mr. Vander Valk discussed various photos, letters and maps introduced as exhibits.

Exhibit A1 two page site plan.

Exhibit A2 a series of photos taken by the engineer.

Exhibit A3 Correspondence from Houser engineering.

Exhibit A4 flood hazard verification map.

Exhibit A5 letter from state dated June 23 2015 regarding wetlands.

Exhibit A6 permit from state of NJ flood hazard individual permit and a flood hazard area verification.

Bajwa Fuel/ Delta Gas's present hours of operation is from 4:00 am through 11:00 pm, Mr. Bajwa is requesting permission to operate 24 hours.

Mr. Pellow questioned the propane tanks in the rear of the property. Mr. Bajwa explained he has a permit to sell them.

There is LED lighting on the existing canopy, the applicant plans to install LED recessed lighting on the proposed canopy.

Mr. Pellow report question sewage flow calculation. Mr. Vander Valk explained the number of pumps at the service station calculates sewage flow. Although they have eight pumps, they do not have a store or a restaurant. The only restroom they have is for employees only.

Employees park in the front of the lot, customers stay in their cars, as there is no store.

Discussion ensued regarding the proposed signs. Currently they have three signs on the façade of the building. They wish to replace an existing sign with a smaller sign, still larger than the ordinance allows. Only one façade sign is permitted by town ordinance. Bajwa fuel is requesting three signs on the building. The size of the sign is calculated on a percentage of the façade. Bajwa Fuel was using three sides to calculate the size of the sign. They explained the building is on an angle to Route 23 they considered three sides to be the front of the building. After some discussion, Mr. Cecchini suggested using two of the sides that face Route 23. Three signs on the building are not necessary for recognition. Mr. Cecchini said the freestanding sign, with the prices, is the first sign people see and know instantly the type of business.

Mr. Cecchini opened the application to the board for any questions they may have. Mr. DeBoer asked if they were moving the underground tanks, to which the applicant responded the inlets only will be moved. With no further questions, Mr. Cecchini opened the application to the public for any questions or concerns, there being none, this portion of the meeting was closed to the public. The application once again was opened to the

board. With no further questions, Mr. Cecchini asked the Board for a motion to carry the application to the December 15, 2015 meeting, with no further notice required.

Mr. Grau made the motion seconded by Mr. Bono. Ayes: Bono, Gaechter, Grau, DeBoer, Cecchini. Nays: none.

ADJOURNMENT

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

Respectfully submitted,

Jeanne M. McBride
Secretary