

APRIL 19, 2016

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, April 19, 2016 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, Jon Morris, Ronald Slate, Patrick Stefanelli, Michael Cecchini, Bill DeBoer.
Also present, Engineer Harold Pellow and Special Council Larry Wiener.
Absent: Michael Walther.

MINUTES:

Mr. Grau made a motion seconded by Mrs. Gill to approve the March 22, 2016 minutes. A voice vote was unanimously in favor.

APPLICATION

L-2015-12
RBND, LLC
Block 18 Lot 43
Notice has been made for a public hearing.

Mr. Bassani and Mr. Morris stepped down from the dais as the application relates to a "D" variance.

The application is before the Board this month to discuss a Resolution drafted by Special Council Larry Wiener for possible approval by the Land Use Board.

Mrs. Kanapinski noted the cars that are stored on the grass. The Resolution states they are to be on gravel areas. Mr. Weible will investigate the matter and if any are on grass, he will have the cars moved.

Mrs. Gill is concerned the Resolution does not have an end date. She would like Mr. Snuffer to seek a permanent answer for the overflow of cars. Mr. Cecchini replied the Board will decide on a renewable end date, which will be included in the Resolution. The Board agreed on a February 1, 2017 date.

Mr. Wiebel explained the small stipend he receives from the auto dealership does not support the taxes he pays to both Sussex and Wantage. Mr. Wiebel also stated this is not a long-term solution for the use of the property.

Mr. Grau has spoken with residents living near the property and said the autos are of no issue to them.

Mr. Stefanelli explained the problem is not whether the cars offend or do not offend people, the problem is the cars are parked illegally. When residents complain, Mr. Stefanelli is obligated to follow the laws implemented by the Land Use Board. It has nothing to do with 1 complaint or 100 complaints. He must follow up, investigate, and if necessary issue penalties.

Mr. Cecchini thanked Mr. Stefanelli for a side rarely heard by the Land Use Board.

Mr. DeBoer said he is not in favor of a variance change, he would prefer an agreement.

Mr. Cecchini opened the meeting to the public for their comments or concerns.

Mr. Ron Bassani of Roberts Way, Wantage expressed support in helping a local car dealership, although he is not in agreement with a variance change. Based upon his research, Mr. Wiener assured the Board as well as Mr. Bassani that a temporary use variance is the only way to approve the application.

Mr. Cecchini closed this portion of the meeting to the public and asked the Board if they had any final comments.

Mr. Cecchini stated Sussex Borough may turn down the application and the access road is in Sussex, leaving no way for the cars to gain entry.

Mr. Cecchini asked for a motion.

Mr. Grau made a motion to approve the "D" variance, seconded by Mr. Cecchini.

Ayes: Bono, Gill, Grau, Kanapinski Cecchini.

Nays: Stefanelli, DeBoer. No Vote: Slate.

Mr. Bassani and Mr. Morris returned to the dais.

L-2016-01
High Point Regional High School
Block 117, Lot 7.02, 8.01
299 Pidgeon Hill Road

The applicant is planning to construct a storage addition to the existing auxiliary gymnasium. The storage room will be approximately 15' x 75'. The purpose of the addition is to store cafeteria tables. This is a curtesy review.

Mr. Wiener swore in.
Douglas M. Silvestro, HPRHS Board of Education Attorney
Christopher Wolverton, NJ HQW Architect

High Point Regional is changing to block scheduling in the 2016 – 2017 school year. All 1000 students will have lunch at the same time. Lunch will be served in hallways, the gymnasium, and the cafeteria. The addition will be located behind the Board of Education office. The addition will match the fascia and façade of the existing High School. The addition will cost \$150,000.00 and will come out of existing capitol reserve.

The Board discussed the logistics of feeding 1000 students at once, as well as the change to block scheduling and the decline of the student population. Mr. Silvestro explained the dwindling enrollment does not equate to more space, all of the classrooms are used for instruction.

Mr. Cecchini opened this portion of the meeting to the public for any comments or concerns. There being none, Mr. Cecchini closed this portion of the meeting to the public. He then asked for a motion to send a letter of endorsement

Mr. Grau made the motion seconded by Mrs. Gill. Ayes: Bono, Bassani, Gill, Grau, Kanapinski, Morris, Slate, Stefanelli, Cecchini. Nays: None.

Mr. Wiener will send a letter of endorsement on behalf of the Land Use Board.

Eastern Concrete Materials at Bicsak Properties Yearly Update

This is not an application; it is a review of what has taken place in the past year and what is to come in the following year.

Mr. Bill Hinkes is the Attorney for the application.

Mr. Wiener swore in

Allen Campbell PE, P.P., C.M.E.

Michael Guida, PE, specializing in mining and mineral processing, of 3620 Route 23, Hamburg, NJ Eastern Concrete

Exhibit A1 is the status as of April 12, 2016, a drawing of Phase 1, 2, 3.

The property is divided into three areas. Area I is the area that has been actively quarried in past years. By the end of this year the quarrying in Area I will be complete.

All areas of phase one will have top soil, seed and mulch in 2016. Wantage Stone is ready to begin work in Area II and III. The processing will begin in Area II and will continue for the next five to seven years. Presently they are working on improving the entrance and exit in the southwest area of Blair Road and beginning preliminary grading for installation of the scale and processing area. The scale and processing equipment will be removed from Area I and they will utilize new equipment in Area III.

Mr. Campbell spoke of the work Eastern Concrete verses past companies. He stated Eastern Concrete has managed the water supply in a more efficient manner, by utilizing the run off. They monitor the local area for seismic activity during blasting and cameras have been installed in Area III to help manage and monitor the dust issue.

The Route 23 entrance will have limited use for pick-up trucks and emergency vehicles, all trucks will exit and enter on Blair Road.

Mr. Pellow discussed his report. He inspected the area in March due to a resident complaint of quarrying. Many of his questions regarding the location of the equipment, access drives and the timeline of the phases have been answered during tonight's presentation. Mr. Pellow wants a pre-construction meeting held prior to moving on to the next phase, so that everyone is aware of what is taking place. He also requested a meeting with the new operator, Eastern Concrete Materials, Inc., with a subcommittee of the Land Use Board. Mr. Campbell requested the meeting to take place in approximately one month, once the scale house is in place.

Presently the project is one to two years ahead of schedule. Mr. Cecchini stated this is great news for future development in Wantage.

Mr. Cecchini opened this portion of the meeting to the Board for any comments or concerns.

Mrs. Gill asked which direction the trucks will travel upon exiting. Mr. Campbell explained the entrance on Blair Road is temporary. A new entrance is under construction seventy feet closer to Route 23. The trucks will exit towards Route 23.

The Board discussed speed, trucks, traffic lights and problems that may arise with the new location.

Mr. Cecchini opened the meeting to the public for any comments or concerns.

Mrs. Smulewicz of 108 Route 23 expressed her struggles living next to the quarry, and hopes with the move to the next phase the dust and noise will no longer affect her quality of life.

ADJOURNMENT

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

Respectfully submitted,

Jeanne M. McBride, Secretary