

APRIL 25, 2017

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, March 28, 2017 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, William Gaechter, Victoria Gill, Paul Grau, Joanne Kanapinski, Jon Morris, Ron Slate, William DeBoer, Michael Walther, Michael Cecchini.
Absent: Patrick Stefanelli. Also, present, Angela Paternostro-Pfister Esq. and Engineer Harold Pellow

MINUTES

Mrs. Gill made the motion seconded by Mr. Grau to approve the March 28, 2017 minutes. A Voice vote was unanimously in favor.

APPLICATION

L-2017-06

Pleasant Acres Campground
Minor Subdivision & Site Plan
Block 139, Lots 21, 22.01, 22.02, 22.03
Located on Dewitt Road
Proposed Lot Line adjustment and lot consolidation.
The applicant requests to carry to the May 16, 2017 meeting. No new notice is necessary.

L-2017-05

Mountain View Manor
Preliminary & Final Site Plan
Block 4.02, Lot 5
Located on Boulder Hills Boulevard
The applicant is proposing 5 20-unit apartment buildings.
The applicant requests to carry to the May 16, 2017 meeting. No new notice is necessary.

Eastern Concrete Materials at Bicsak Properties Yearly Update

Eastern Concrete came before the board for their yearly update. This is their second review in a five-year plan presented two years ago.

Ms. Paternostro-Pfister swore in Engineer Alan Campbell of Branchville NJ., represented by Attorney William Hinkes. Mr. Campbell discussed four exhibits.

A-1 is the Existing Conditions/Under Construction.

A-2 is the Area III Operations Plan

A-3 is the Area II Active Removal Areas for 2016

A-4 is the Site Plan for Area I Restoration Plan with a Spring 2017 Status

Mr. Campbell discussed finalizing the move of the operations from Area I to Area III. The stockpiles and scale in Area I will be utilized until the scale is constructed in Area III. The anticipated date of the scale removal is summer of 2017. The berm will be maintained until the scale is constructed in Area III, after which, the aggregate berm of gravel will be removed. Area I is expected to be top soiled and seeded in Spring of 2017. All sales and scales will be off of the Blair Road entrance. A sewer pump station will be installed in Area I. Mr. Campbell stated they are considering leaving some of the infrastructure, temporarily, as they are developing Area I. For example, the gravel area could be used as a construction staging area for a future tenant. If there is any interim use, the applicant would come before the board as an independent applicant. Eastern Concrete will follow the direction of the Board.

Due to the considerable grading and restoration on the existing site, the relocation of the crushing screening and scale house to the Blair Road entrance, Mr. Pellow recommended Mr. Campbell to come before the board with new site plans showing where rock and soil removal will take place and all of the equipment, grading and access roads.

L-2017-04

GDS Enterprises, LLC

Preliminary & Final Site Plan

Block 18, Lot 12.07

Located on County Route 565

The Applicant is proposing to construct a 10,855 square foot addition

Required Variances:

- Lot coverage: 50 % permitted and 54.3 % proposed.
- Seventy-nine (79) spaces are required and 38 spaces are proposed.
- Parking space size required is 10 x 20 and 9 x 18 is proposed

Thomas Molica Esq. of 25 Lindsley Dr. Morristown, NJ represents GDS Foods on the site plan approval for the expansion. The professionals made brief presentations throughout the evening.

Ms. Paternostro-Pfister swore in Thomas Graham, PE Bowling Green Parkway, Lake Hopatcong, NJ, David Smith, architect, Jessup Road, Warwick, NY, and Dawn Licata, managing partner at GDS Foods, Wantage NJ.

Mr. Graham discussed exhibit A-1 the site plan showing the proposed addition as well as the existing building and the area surrounding the building.

He discussed the reconfiguration of the loading bays and increasing the number of loading bays to five in the rear of the building. The new layout allows for two tractor trailers to deliver at one time during the day, in the evening it allows for the loading of four trucks. The current layout of the building is not efficient for the operation. They plan on adding more refrigeration and reconfigure the interior of the building. GDS Foods is not planning on hiring more employees, or purchasing additional trucks, just increase the efficiency of the operation. Without the expansion, they will not be able to stay in the building. They like the location and would like to continue operations in Wantage.

Mr. Graham went on to discuss the number of parking spaces and the number of employees. If every employee was on site at the same time, they would need 33 spaces, they have 38. Many employees are shift workers, and outside sales people. Mr. Pellow paid a visit and stated 18 of the 38 spaces were utilized. Mr. Graham discussed the township ordinance verses the industry standard size parking spaces. By keeping the parking spaces smaller it will keep the impervious coverage to a minimum. The building height is within the 'airport hazard zone' requirements. All trees that are removed will be replaced. There will be no change in employees so there will not be any changes in the amount of water needed, as well as no additional requirements on the septic system.

The existing well will be in the envelope of the building addition, a new well is needed and will provide the same amount of outflow.

The hours of operation for the food distribution facility are 5:00 am – 3:00 am Monday through Friday, 12:00 pm – 5:00 pm Sunday. The retail grocery hours are 9:00 am – 5:00 pm Monday through Friday.

The location and size of the sign will stay the same.

Dawn Licata a managing partner of GDS offered testimony regarding the operation of the business. In the entrance area where you first walk in, there is a small retail area. Customers may come in and purchase anything that is available for sale in the warehouse. She explained the retail sales equate to approx. \$500.00 per week. In the retail area, commercial size items are offered for sale. Items that are kept in the warehouse are retrieved by employees. Board members Cecchini, Grau and Gill stated they never realized retail was available.

Dave Smith, the architect, summarized the building expansion. The building has had previous expansions. The aesthetic will remain the same, they plan is to match the block, metal and color of the existing building. There will be a new handicap ramp added to the front of the building according to ADA compliance.

The same 'one way' circulation pattern in the driveway that exists now, will remain.

Mayor Jon Morris said he met with Mr. Licata a few months ago. Mr. Licata explained this project is key for the business to remain in this town. Mayor Morris stated GDS affords limited impact to the neighborhood, the business is a good neighbor and a good tax ratable. Mr. Bono reminded the Board the company contributes to the community such as civic and sports groups.

Mr. Cecchini opened the meeting to the public, there being no one who wished to comment, Mr. Cecchini opened the meeting to the board again for any comments.

Mrs. Gill made a motion seconded by Mr. Bono to approve the application subject to all of Mr. Pellow's conditions, including three variances:

- Increase in impervious coverage.
- The size of the parking spaces.
- The number of spaces.

Ayes: Bono, Gaechter, Gill, Grau, Kanapinski, Morris, Slate, DeBoer, Cecchini. Nays: None.
Absent: Stefanelli.

RESOLUTION

L-2017-03

Sussex Aviation, LLC

Block 18, Lot 5

Locate at 55 Route 639

Ms. Paternostro-Pfister said the Resolution for Sussex Aviation, LLC is in two parts due to the fact two votes were taken. The first Resolution pertains to the certification of pre-existing non-conforming use. The second Resolution, Ms. Paternostro-Pfister is seeking Mr. Keinz review, because there was no second on the motion, stating it is very unusual and she has never had a Resolution like that before.

Ms. Gill Made a motion, seconded by Mr. Morris to approve the Resolution for the request for certification of pre-existing non-conforming use

Ayes: Bono, Gaechter, Gill, Grau, Kanapinski, Morris, Slate, DeBoer, Walther.
Absent: Stefanelli.

Mrs. McBride apologized to the Mayor and the board because the agenda was not on the website and the recording was not started until 7:30 PM.

ADJOURNMENT

On a motion duly made by Mrs. Gill, seconded by Mr. Grau and carried, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Jeanne M. McBride
Secretary