

APRIL 17, 2018

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, April 17, 2018 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, followed by a moment of silence for deceased board member Paul Grau.

Remembering Paul Grau.

Mike Cecchini, spoke of Paul's untimely death and recognized Paul as an active member of the Board giving back in many capacities. He stated he learned a lot from Mr. Grau.

Mr. Pellow discussed his relationship; going all through school together, playing baseball and continuing their friendship throughout marriage and raising children. He was a good guy and he will miss him.

Bill DeBoer always like Paul, he remembered Paul as the Sussex Fire Chief at the time Wantage First Aid was just getting started, there was a lot of friction between the Sussex Fire Department/first aid and Wantage First Aid. He acknowledged Paul was neutral and fair. As a committee person, he was always fair. He was a good guy.

Victoria Gill recalled Paul as always welcoming, she thinks of him as "Old King Cole was a merry old sole...."

Mick Cecchini said the first time they met, he was dating Paul's daughter, Mike later joined the Sussex Fire Department and all was forgiven.

ROLL CALL

PRESENT: William DeBoer, William Gaechter, Victoria Gill, Joanne Kanapinski, Debra Millikin, Jon Morris, Michael Cecchini, Michael Walther.

Absent: Larry Bono, Ronald Slate. Also, present, Angela Paternostro-Pfister Esq. and Engineer Harold Pellow

William DeBoer was moved from Alternate #1 to Class IV member with a term expiring 12/31/2021.

Michael Walther was moved from Alternate #2 to Alternate #1 with a term expiring 12/31/2018. The seat of Alternate #2 is open.

MINUTES

Mr. Gaechter made the motion seconded by Ms. Gill to approve the March 20, 2018 minutes. A voice vote was unanimously in favor.

RESOLUTIONS

Ralph Havens

L-2017-12

Block 12.01, Lots 6.01, 6.05, 6.06, & 8

Ms. Gill made the motions seconded by Mr. Gaechter to approve the Resolution for Ralph Havens, to approve a minor subdivision, lot line adjustment and 'c' variance relief.

Ayes: Gaechter, Gill, Millikin, Morris, Walther, Cecchini. Nays: None. Abstain: None.

Homeland Towers

L-2017-08

Block 1.02, Lot 9.02

Ms. Gill made the motion, seconded by Ms. Kanapinski to approve the Resolution for Homeland Towers, LLC to construct a 120-foot tree pole telecommunications tower with an equipment compound, a conditional use variance (D3), and a height variance (D6), with the minor changes implemented by both Homeland Towers and Mr. Harold Pellow.

Ayes: Gill, Kanapinski, Walther, Cecchini. Nays: None. Abstain: None.

APPLICATION

L-2017-11

TK Properties of NJ

Block 21, Lot 7

Located on Unionville road

The Applicant is seeking approval of a 14.047-acre lot with access to this lot by way of a proposed 50-foot-wide access easement over an existing farm road.

Mr. Martin Vander Hyde is the Attorney for the applicant.

Angela Paternostro-Pfister, Esq swore in Mr. Daniel Kuperus of Walnut Street, Sussex, NJ.

Mr. Vander Hyde described the lot as large with a major area covered in wetlands. Mr. Kuperus intends to build a single-family dwelling approximately 2500 square feet, by using the existing farm road as the access easement, it will avoid a lengthy wetlands application

Mr. Pellow discussed his report:

The actual setback lines must be drawn on the map.

The proposed lot meets the area and dimensional requirements for the 5-acre zoning requirement. The access drive will cross wetland buffers, a DEP permit is required, although it is the only place to put the driveway. The map depicts a pond agreement with the Borough of Sussex to use this pond to augment firefighting, the Borough is to maintain the pond and dam.

An 8.5-foot-wide strip of land along Lower Unionville Road is to be deeded to the township and is shown on the map. The first 50 feet of the driveway is to be paved, if permitted by the DEP. Deeds are needed for the proposed lot, remainder lot, and access agreement with maintenance responsibilities.

Mr. Cecchini opened the application to the Board,

Ms. Kanapinski clarified the driveway as part of an easement, and not attached to the lot.

Ms. Gill, discussed the lengthy permit process and the and the inability to find another location on the property for the driveway.

Mr. Gaechter suggested changing the lot line instead of creating an easement, Mr. Kuperus explained he did not want that much property.

Mr. Cecchini closed the application to the Board and opened it to the Public, there being no public present, Mr. Cecchini closed it to the public and asked for a motion.

Mr. Gaechter made the motion seconded by Mr. DeBoer to approve the application.

Ayes: Gaechter, Gill, Kanapinski, Millikin, Morris, DeBoer, Walther, Cecchini.

Nays: None. Abstain: None.

INFORMAL

Mr. Tom Pepe is the owner of Green Acres Farm, a creamery that makes buffalo cheese and award-winning wine. The farm is located on Roy Road. He has 170 acres with 85 water buffalo, horses and cows. He would like to open a wine & cheese tasting room and host special dinner events. Part of his vision is to have families visit the farm and see how the animals are cared for. It would be an educational and entertaining visit.

Mr. Pepe discussed the layout of the farm, telling the board he wishes to use the existing barns as the tasting room. The board discussed agritourism, commercial farming, the requirements of septic and site plans. John Maione, a commercial and residential owner in Wantage, came in support of Mr. Pepe. He has offered his advice regarding the site plan and the small sewer treatment plan.

Mr. Cecchini stated the board is pro-business and is in favor of agritourism. Mr. DeBoer thinks it is a great idea.

Mr. Herb Yardley, Sussex County Freeholder said hello to the board and was in attendance to show support in favor of agritourism

EXECUTIVE SESSION

Mr. Cecchini stated asked for a motion for the Board to go into Executive Session to discuss possible litigation, Ms. Milliken made a motion to go into Executive Session. The board voted unanimously in favor

The minutes will be kept on file in the land use office, and once the matter involving the confidentiality of the above no longer requires that confidentiality, then the minutes shall be made public.

After meeting in closed executive session, the members of the land use board returned to open session and continued with the regular order of business.

ADJOURNMENT

Mr. Cecchini asked for a motion for adjournment. on a motion duly made by Ms. Gill, seconded by Ms. DeBoer and carried, the meeting adjourned at 8:24 p.m.

Respectfully submitted,

Jeanne M. McBride
Secretary