

JULY 17, 2018

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, July 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.

ROLL CALL

PRESENT: William Gaechter, Joanne Kanapinski, Jon Morris, Ronald Slate, Michael Cecchini, Michael Walther.

Absent: Larry Bono, Victoria Gill, Debra Milliken, William DeBoer. None. Also, present, Angela Paternostro-Pfister Esq. and Engineer Harold Pellow

MINUTES

Mr. Slate made the motion, seconded by Mr. Morris to approve the minutes from the May 15, 2018 meeting. A voice vote was unanimously in favor.

Mr. Gaechter made the motion, seconded by Mr. Morris to approved the minutes from the June 19, 2019 meeting. A voice vote was unanimously in favor.

RESOLUTIONS

L-2017-11

TK Properties

Mr. Morris made the motion seconded Mr. Slate to approve the Resolution memorializing the Board's decision made on April 17, 2018, granting a minor subdivision, and "C" variance relief, to TK Properties of NJ. Located on Lower Unionville Road, designated as Block 21, Lot 7, subject to the terms and conditions in the Resolution. Ayes: Gaechter, Kanapinski, Morris, Slate, Walther, Cecchini. Nays: None.

L-2018-01

R. Hook

Mr. Slate made the motion seconded by Mr. Cecchini to approved the Resolution memorializing the Board's decision made on June 19, 2018 denying preliminary site plan and a use variance to permit a construction and demolition business, with outdoor storage, in the Highway Commercial Zone, to R. Hook, LLC for property known as Block 16, Lot 5.02, located on Roy Road, subject to the terms and conditions contained in the resolution. Ayes: Kanapinski, Slate, Walther, Cecchini. Nays: None.

APPLICATION

L-2018-02

William Bolella

124 Wolfpit Road

Block 36, Lot 11.01

The applicant is seeking to install 620 square feet of ground mount solar to be located in the front yard and a "C" variance is needed.

Ms. Angela Paternostro-Pfister swore in Mr. William Bolella the owner of the property and Mr. Frank DeWitt of 1 Alternative Energy, 5 Price Road, Augusta NJ.

Mr. Bolella would like a ground mount solar system, located behind a line of trees. As part of his personal master plan, he has installed a geothermal system, a solar system will decrease the cost of running the system and will be his final piece to living a greener life.

Mr. Pellow asked if the height could be reduced. Mr. Dewitt explained the height plus the slant must be two feet off the ground for snow removal, the 30 degrees, where it is set now is for optimal performance.

The board discussed the location Mr. Pellow explained when the leaves fell, the panels will be visible from the road. Alternate locations such as the rear yard (too shady), and the roof were not the best possible choice for the location. The home has a high electrical demand, due to the geothermal system. The roof space needed for the geothermal was not large enough to accommodate Mr. Bolella's needs. Mr. Cecchini opened the application to the board, for any questions. Mr. Gaechter suggested planting blue spruce as a camouflage in the winter when the panels would be visible. The applicant was hoping for something edible as a concealment. The panels will be sixty-five feet long set in an east / west positioning.

Mr. Cecchini asked the color of the framework, Mr. Dewitt explained aluminum, the backs of the panels are white to help cool the system. There will be netting along the back to conceal the wires. Mr. Bolella's nearest neighbor is behind him, with a vegetation boarder between.

Mr. Cecchini opened the application to the public.

Paul Falker of 120 Quarry Road said he looked at the plans, and providing there are trees to help conceal the panels he does not have an issue.

Mr. Cecchini closed the application to the public.

Mr. Pellow still requires an as built plan. Mr. Gaechter suggested a buffering landscape plan to be approved by Mr. Pellow.

Mr. Morris made a motion, seconded by Mr. Slate to approve the solar panels with the conditions of final approval; a landscape concealment plan by Mr. Pellow, and an as built plan. Ayes: Gaechter, Kanapinski, Morris, Slate, Walther, Cecchini. Nays: None.

Mr. Pellow suggested to first submit a landscape plan, perhaps trees on top of a berm, and then the as built.

Mr. DeWitt asked to waive the right to a written resolution, Ms. Paternostro-Pfister explained they would proceed at their own peril in case of an appeal.

INFORMAL

Tom and Tammy Pastore of Town Two Auto attended seeking an increase in a display area for cars. Presently he has two cars displayed for sale, he has room for seven cars. Mr. Cecchini recommended they come before the Board with an application. Mr. Gaechter suggested Mr. Pastore first speak with the zoning officer for any recommendations he may have.

ADJOURNMENT

Mr. Cecchini asked for a motion for adjournment. on a motion duly made by Mr. Slate., seconded by Mr. Morris and carried, the meeting adjourned at 9:00 p.m.

Respectfully submitted,
Jeanne M. McBride
Secretary