

NOVEMBER 27, 2018

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, November 27, 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.

ROLL CALL

PRESENT: Larry Bono, William DeBoer, William Gaechter, Victoria Gill, Joanne Kanapinski, Debra Millikin, Ronald Slate, Michael Cecchini.

Absent: Jon Morris, Michael Walther. Also, present, Angela Paternostro-Pfister Esq. and Engineer Harold Pellow

MINUTES

Ms. Gill made the motion, seconded by Mrs. Millikin to approve the minutes from the September 28, 2018 meeting. A voice vote was unanimously in favor.

RESOLUTIONS

Mr. DeBoer made the motion seconded by Ms. Gill to approved the Resolution,

L-2018-06

Ralph Fredericks

193 Route 284, Block 42, Lots,37.02 & 37.05

Minor Subdivision & "C" Variance of a lot containing two houses, subject to the terms and conditions stated in the resolution.

APPLICATION

L-2018-07

Christe Development

Amended Major subdivision for Fawn Ridge Estates

Pond School Road

Block 12.01 Lots 3 & 3.03, 3.09

The subdivision was approved in 2005 for eight (8) lots, plus a remainder lot. The application before the Board is nine (9) proposed lots plus a large remainder lot 3.03. Lot three (3) contains an existing dwelling, a COAH dwelling, another dwelling could be constructed on this lot for a total of ten (10) dwellings.

Attorney Cara Parmigiani introduced the application, stating she was seeking relief from a 2005 Resolution. She explained they are not seeking additional housing, they want to remove the proposed house from a lot that is approved for two houses, and seek approval for the proposed house on the newly subdivided lot.

Attorney Angela Paternostro-Pfister swore in the applicant Jerry Finegan, 26 Stony Brook Road, Stanhope NJ and Mr. Jason Dunn Professional Planer and Landscape Architect.

Mr. Finegan explained to the Board he marketed the property while the housing industry was and sound and he was unable to sell the property. The property contains many obstacles such as; obtaining Title Insurance on a house with two houses on the same lot, one of the buildings is a dedicated COAH unit, it is difficult to sell property to build a home, while there is a pre-existing house in the yard.

Mr. Jason Dunn shared exhibit A1 the colorized, proposed subdivision plan and A2 the existing highlighted subdivision plan. The proposed plan will keep the same density, not add a house, but add a lot. It includes a shared common driveway with lot 3, 3.03 and 3.09; right now, the driveway is a farm road, the new driveway will conform to the standards set forth. Due to the elevation, the house on lot 3.03 will set on the western side of the property. The house will not be seen from Pond School Road. The original approval also included three homes using one driveway, the COAH unit will remain a COAH unit.

Mr. Pellow noted the variances needed in his report.

Necessary Variances and Easements:

- Lot 3.09 – Lot Frontage: 225 ft. required 185 ft proposed
- Lot 3.03 – Lot Frontage: 225 ft. required 40 ft proposed
- A common drive serving three dwellings
- Utility easements
- Access and maintenance easements
- Maintenance agreement
- Soil permit; soil conservation
- Deed restrictions (driveway, COAH house)
- Must have a driveway agreement, the first to build will be the one to pave the 20-foot section of driveway

Mr. Cecchini opened the application to the public for any comments or questions.

Mr. John Laner of 158 Pond School Road asked how the pond on the property would be affected, Mr. Finigan explained it is a retention pond. He also wanted a guarantee the septic would not contaminate his well, it was explained to Mr. Laner, the septic would be built to code. He also wondered whether the property was originally priced correctly to sell.

Joy Gallagher of 170 Pond School Road discussed open space and setbacks.

Bill Yanvary of 150 Pond School Road discussed open space and the farm assessment.

Mr. Cecchini closed the application to the public and opened it to the Board.

Mr. Cecchini stated the Board had a similar application recently with two homes on the one lot.

Ms. Gill believes separating the COAH unit is a good idea from a marketing standpoint.

Ms. Paternostro-Pfister said if the application is approved the deed restrictions will need to go into place immediately.

Mr. Cecchini asked Ms. Paternostro-Pfister to form a motion.

Ms. Paternostro-Pfister designed a motion to approve the application with variance relief on Block 12.01, Lots 3, 3.03, 3.09:

- a common driveway, from the end of the 20-foot paved portion up to the dwelling on lot 3.03 must conform to the Township Ordinance
- a revised final map to be filed in the Sussex County Clerk's office
- utility agreements
- Lot three (3) to remain a deed restricted COAH unit.
- A soil permit from Soil Conservation
- The applicants engineer must confer with the board engineer to make sure all markers are in place

Mr. Gaechter made the motion, seconded by Mr. Bono to approve the changes to the original resolution with the terms and conditions stated above.

Ayes: Bono, Gaechter, Gill, Kanapinski, Millikin, Slate, DeBoer, Cecchini.

Nays: None.

L-2017-09

Thomas Hoppel

Site Plan & Conditional Use Variance

Block 148, Lot 23.01

87 Glen Road

The applicant is applying for a second-floor farm manager's residence.

Mr. Slate recused himself due to a conflict.

Megan Ward Esq. served as the Attorney for Mr. Thomas Hoppel

Mr. Hoppel was sworn in by Angela Paternostro-Pfister Esq.

Mr. Pellow discussed items that were missing on the application.

- Lighting is to be shown on the map.
- A copy of the septic approval
- Architectural plans
- A written description of the site

Mr. Hoppel described to the proposed plans; 1000 square feet, one bedroom, one-bathroom kitchen, living room and closets, two parking spaces. Mr. Hoppel said he has no records on the property prior to his family's ownership in the 1980's.

Mr. Hoppel explained he requires full time help; his brother and father are both deceased and he takes care of his aging mother. He also raises miniature horses that need feeding twice a day. He is unable to leave the farm for any length of time unless he has assistance at the farm.

Mr. Bono stated should the building code require a different size window or change any of the exits, it should not be considered altering the outside of the building. He also questions the necessity of striping the parking, neither are required.

Ms. Paternostro-Pfister formed a motion to approve the farm manager's residence over the barn. Should there no longer be a need for a farm hand the applicant must come before the board for approval for anything other than a farm residence. He must provide revised plans with the notations indicated, including a one-acre dotted line surrounding the barn, lighting, septic approval, floor plans. The residence is limited to the testimony provided tonight; 1 bedroom, 1 bathroom, living room, kitchen, hallway, interior stairway, no external changes, two parking spaces.

Ms. Gill made the motion seconded by Mr. Bono to approved the farm hand residence with the conditions stated above.

Ayes: Bono, Gaechter, Gill, Kanpinski, Millikin, DeBoer, Cecchini.

Barbara Davis of the Land Conservancy Committee needed to meet with the Open Space Committee before meeting with the Land Use Board. The Board agreed to meet on December 11, 2019.

ADJOURNMENT

Ms. Gill made a motion to adjourn, seconded by Mr. DeBoer and carried, the meeting adjourned at 8:48 p.m.

Respectfully submitted,
Jeanne M. McBride
Secretary