

**March 19, 2019**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, March 19, 2019 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.

**REORGANIZATION**

Ms. Paternostro-Pfister proceeded to administer an Oath of Office to the newly appointed member.

Class II     Joe Konopinski     12/31/2019

**ROLL CALL**

PRESENT: Ron Bassani, Larry Bono, Victoria Gill, Joanne Kanapinski, Joe Konopinski, Chuck Meissner, Michael Walther, Michael Cecchini. Absent: Bill DeBoer, Bill Gaechter, Ron Slate. Attorney, Angela Paternostro-Pfister. Engineer, Harold Pellow. Secretary, Jeanne McBride

Mr. Cecchini welcomed Mr. Konopinski to the Board.

**MINUTES**

Ms. Gill made a motion to adopt the minutes of the February 19, 2019 meeting. Mr. Bassani seconded the motion. A voice vote was unanimously in favor.

**RESOLUTIONS**

Resolution L-2018-07, Christe Development is carried to the April 16, 2019 meeting

Ms. Gill made the motion, seconded by Mr. Bassani to approved the Resolution L-2017-09, Thomas Hoppel, Block 148, Lot 23.01Ayes: Bono, Gill, Kanapinski, Cecchini. Nays: None.

**PRESENTATION:**

Barbara Davis of the Land Conservancy of NJ, spoke on behalf of Open Space for the Wantage Township Master Plan. State requirements maintains, if State funds are used

towards the acquisition of Open Space, the Municipality must adopt the Open Space as part of their Master Plan.

Ms. Davis discussed the some of the 2019 goals; farmland, historic sites, scenic vistas, wildlife habitat, water resources, quality of life, recreation, stewardship, and a need for the resident to know where the open space properties are located.

Wantage has been collecting open space funding since 2006. In 2017 a referendum was passed to continue collecting the open space funds.

Ms. Davis described the Wantage Township properties, stating Wantage has preserved the largest amount of Open Space in Sussex County. Sussex County has not provided funding for any Open Space property in Wantage Township.

Discussion continued pertaining to Recreation Open Space, the Dog Park was not purchased with Open Space funds, if it is included as Open Space, it will become Deed restricted to stay a dog park forever. Recreation Open Space cannot be utilized for any other purpose other than parkland. Open Space is the highest level of recharge for drinking water, Wantage Township is home to a large number of properties protecting the water source. Ms. Davis feels Lake Neepaulin could flourish as open space if it is included in the inventory.

Ms. Davis explained this first step is to write the Plan so the town will qualify for money, review the Plan, submit to Green Acres, complete the Berry Road acquisition and continue with the long term and ongoing plan.

Mr. Cecchini opened the discussion to the public.

Ms. Susan Weiss of Wantage thinks the plan is fantastic.

Discussion ensued regarding open space in Wantage Township and the possibility of connecting together the lots. The Papakating Creek Rail Trail is presently under repair by the County and will be used as biking and horse trails. The Appalachian Trail also provides Wantage with additional miles of trails.

Mr. Meinke of Wantage asked what size parcels Wantage is interested in acquiring. Ms. Davis stated it would be unusual to purchase small ones unless connecting to a larger parcel.

Mr. Garrera stated in the past the Rail Trails have been used by motor cycles/dirt bikes. His concern is public safety, Ms. Davis explained as on the other trails located throughout the County, there will be gates and signage.

Mr. Cecchini closed the application to the Public and opened it to the Board, stating the next step is for the Land Use Board to endorse the plan.

Ms. Gill thanked Kathy Gorman and Allison Orsi for their contribution on the Open Space Committee. Mr. Cecchini thanked them for getting involved, and being part of the solution.

Ms. Gill discussed the Toll Brothers property. It was meant as open space when the application was approved. The association is defunct. Mr. Cecchini remembered the original intention of the property was for the homeowners to enjoy the space not the general public. The Homeowner's Association is now defunct. Many things need to be studied before it is considered as open space.

Mr. Bono made a motion, seconded by Mrs. Kanapinski to hold a public hearing regarding the adoption of the Open Space and Recreation Plan with regard to the Master Plan. Ayes: Bassani, Bono, Gill, Kanapinski, Konopinski, Walther, Meissner, Cecchini. Nays None.

### **APPLICATIONS**

L-2019-02

Nancy & John Higgins

4 Brink Road

Wantage NJ

Block 165, Lot 14

The Applicant is proposing to construct a second floor over the existing garage as a two-bedroom mother-daughter residence, a Use Variance is needed.

Mr. Bassani stepped down from the dais as this is a "D" Variance.

Angela Paternostro-Pfister Esq. swore in Mr. John Higgins.

Mr. Higgins explained his children and grandchildren live four hours away, his wife pays weekly visits. He would like to have his children move into the main home and build a one bedroom with an accessory room, mother-daughter above the garage. His first concern is the safety of his wife on the road every week.

Mr. Cecchini asked why he needs a two bedroom for a mother-daughter. Me. Higgins explained the second room does not have a closet, due to his snoring he does not sleep in the same room as his wife.

The Board discussed the possibility of a COAH obligation.

Mr. Cecchini asked if there was a way to include the addition onto the existing house. Mr. Higgins so no. Mr. Pellow discussed his report, the new septic and the number of residents, meeting the bulk requirements and the electric meter.

At this point Mr. Cecchini opened the application to the public for any comment. Mr. Harry Meincke of Route 519 Wantage, owns the rental property next door to Mr. Higgins. Mr. Meincke had some general questions regarding the septic, Mr. Meincke explained he was in favor of the apartment.

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

Mr. Bono made the motion seconded by Ms. Gill to approve a one bedroom second floor of the garage, with an accessory room, a single electric meter, shared septic, deed restricted to family members, can never be considered a rental unit. Ayes: Bono, Gill, Knapinski, Konopinski, Walther, Meissner, Cecchini. Nays: None.

### **INFORMAL**

David Garrera  
1050 Route 23  
Wantage NJ  
Food Truck

Mr. Garrera recently purchased the Glen Brook Inn and would like to place a food truck in the parking lot to fund the opening of the restaurant. The Board questioned the parking, number of food truck, hours of operation, port-a-johns, outside seating, and signage. The consensus of the Board, for the safety of the customers, Mr. Garrera must come before the Board with a formal application.

### **GENERAL BUSINESS**

Ms. McBride brought to the attention of the Board, an Air B&B that is active in Lake Neepaulin. It was explained to the owner, to continue the rentals, approval must be obtained by the Land Use Board. Discussion ensued regarding a possible ordinance banning Air B&B, but the Board agreed looking at each one as an individual applicant would best serve the town.

### **ADJOURNMENT**

On a motion duly made by Ms. Gill, seconded by Ms. Kanapinski and carried, the meeting was adjourned at 9:00 pm.

Respectfully submitted,

Jeanne M McBride, Secretary