

**JANUARY 21, 2020**

The reorganization meeting of the Wantage Township Land Use Board was held on Tuesday, January 21, 2020 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**

Ms. Gill invited all persons present to participate in the Pledge of Allegiance.

**REORGANIZATION**

Administrator Michael Restel proceeded to administer an Oath of Office to the reappointed and newly appointed members.

Class I	Jon Morris	12/31/2020
Class II	Joseph Konopinski	12/31/2020
Class III	Ron Bassani	12/31/2020
Class IV	Chuck Meissner	12/31/2020
Class IV	Michael Walther	12/31/2023
Alternate #1	Joseph Greenaway	12/31/2020
Alternate #2	George Unverzagt	12/31/2021

**ROLL CALL**

PRESENT: Ron Bassani, Bill DeBoer, Victoria Gill, Joanne Kanapinski, Joe Konopinski, Jon Morris, Michael Walther, Alternates: Joe Greenaway, George Unverzagt, Justin Dudzinski. Absent: Larry Bono, Chuck Meissner. Engineer, Harold Pellow. Secretary, Jeanne McBride

Ms. Gill made a statement for the new members, explaining individually they are the jury, together they are the judge. It is important to check their personal feelings at the door and if they feel at any point their vote would be unbiased, they should step down from the application. She also reminded the board, that there are sub-committee meetings, to discuss pending applications and updating ordinances, let Jeanne McBride know your availability.

Mr. Bassani made a motion to nominate Mr. William DeBoer as **Chairman of the Land Use Board for 2020**. Mrs. Kanapinski made a motion to nominate Victoria Gill as Chairman of the Land Use Board for 2020. Mr. DeBoer asked to make a few statements, explaining his experience as a Committeeman and Mayor for twelve years, has given him plenty of experience in running a meeting and moving it along. He also stated if Ms. Gill should be elected, she would make a wonderful chairperson. Mr. Walther seconded the motion for Mr. DeBoer. Mr. Morris seconded the motion for Ms. Gill. There being two nominations a ballot was counted by Administrator, Michael Restel. Mr. DeBoer assumed the chair as Chairman for 2020.

Mr. Morris made a motion seconded by Mr. Bassani to nominate Victoria Gill as **Vice Chair of the Land Use Board for 2020**. A voice vote was unanimously in favor.

Mr. Bassani made a motion, seconded by Mr. Walther to nominate Jeanne McBride as **Secretary of the Land Use Board for 2020**. A voice vote was unanimously in favor.

Mr. Bassani made a motion, seconded by Mr. Walther to nominate Mr. Harold Pellow and the firm Harold Pellow & Associates as **Engineer and Planner of the Land Use Board for 2020**. A voice vote was unanimously in favor.

Ms. Gill made a motion seconded by Mr. Bassani to nominate Ms. Ursula Leo from the firm Laddey, Clark & Ryan LLP as **Attorney for the Land Use Board for 2020**. A

voice vote was unanimously in favor. A sub-committee interviewed three attorney's and Ms. Leo was the strongest candidate. Ms. Gill said she liked that Ms. Leo provided a report at the end of the year, showing the different applications and variances that were applied for. Ms. Kanapinski stated she was the strongest candidate, and Laddey, Clark and Ryan LLP are an excellent firm. Mr. DeBoer stated the Committee has used Ms. Leo in the past as a covering attorney, and he respects her knowledge, Mr. Bassani agreed. She also has experience with dirty dirt, which is an ongoing issue in Wantage.

Mr. Bassani made a motion seconded by Ms. Kanapinski to name the New Jersey Herald and the Sunday Herald as the **Official Newspapers of the Land Use Board for 2020**. A voice vote was unanimously in favor.

Mr. Bassani made a motion seconded by Ms. Gill to approve the 2020 and the first 2021 meeting dates.

A voice vote was unanimously in favor. Mr. DeBoer read the dates for the record.

LAND USE BOARD OF THE TOWNSHIP OF WANTAGE SCHEDULE OF 2020 MEETINGS AND FIRST  
2021 MEETING

All regular meetings are held on the third Tuesday, the fourth Tuesday is advertised as a Special Session if necessary, also excluding November and December where the meetings will be held on the second and third Tuesday.

Official action may be taken.

Wantage Township Municipal Building,  
888 State Route 23,  
Wantage, New Jersey, 07461.  
Time 7:00 pm

January 21, 2020	January 28, 2020*
February 18, 2020	February 25, 2020*
March 17, 2020	March 24, 2020*
April 21, 2020	April 28, 2020*
May 19, 2020	May 26, 2020*
June 16, 2020	June 23, 2020*
July 21, 2020	July 28, 2020*
August 18, 2020	August 25, 2020*
September 15, 2020	September 22, 2020*
October 20, 2020	October 27, 2020*
November 10, 2020	November 17, 2020*
December 08, 2020	December 15, 2020*
January 19, 2021	REORGANIZATION January 26, 2021*

\*Special session will meet only if needed.

**MINUTES**

Ms. Gill made the motion seconded by Mr. Bassani to approved the minutes from the December 10, 2020. A voice vote was unanimously in favor.

**APPLICATIONS**

**L-2019-04**

**Town Center at Wantage , Inc**

Block 4.01 Lot 1.07, 1.08, 1.09, 1.10 4

The application represents the first part of a bifurcated application to develop (3) three, (20) twenty-unit residential apartment buildings in the WED Zone. The applicant seeks a "D" 1 variance. If granted the applicant will apply for site plan approval at a later date. The application will be carried to February 18, 2020

**L-2019-03**

**MJMA Mining, Gravel, and Sand LLC**

Block 21 Lots 8,9,10

Lower Unionville road & Route 284

For authorization to engage in soil importing/exporting, site plan approvals to authorize soil importing activities, any additional variances. The application will be carried to the

February 18, 2020 meeting.

**GENERAL BUSINESS**

Mr. Morris reminded the Board, the first applications for 2020 are “D” Variances, Mr. Bassani and Mr. Morris are unable to hear them, therefore the alternates will fill in for those applications.

Mr. Bassani thanked the volunteers, some over ten years for their input, he then discussed the member class (required for all new members) and the very useful information discussed in the class.

Mr. DeBoer opened the meeting to the public, there being no one wishing to speak, he closed it to the public and asked for an adjournment.

**ADJOURNMENT**

On a motion duly made by Mr. Bassani, seconded by Mr. Morris and carried, the meeting was adjourned at 7:31 pm.

Respectfully submitted,

Jeanne M McBride, Secretary