

**August 18, 2020**

A regularly scheduled hybrid public meeting, in person and by way of Zoom, of the Wantage Township Land Use Board was held on Tuesday, August 18, 2020. 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. DeBoer invited all persons present to participate in the Pledge of Allegiance.

**ROLL CALL**

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

**EXECUTIVE SESSION:**

Mr. DeBoer ask for a motion to go into Executive Session to discuss Attorney/Client advice. Mr. Bassani made the motion seconded by Mr. Walther, the board unanimously agreed.

**MINUTES**

Mr. Greenaway made the motion seconded by Mr. Morris to approve the May 19, 2020 minutes. Ayes: Konopinski, Morris, Greenaway, DeBoer.

**RESOLUTION**

Mr. Greenaway made the motion, seconded by Mr. Morris to approve the Resolution:

**L-2019-03, MJMA Mining, Gravel, and Sand LLC**

Block 21 Lots 8,9,10

Lower Unionville Road & Route 284

The applicant seeks an extension of time to file deeds related to the Resolution

Memorialized on October 22, 2019

Ayes: Konopinski, Morris, Greenaway, DeBoer. Nays: None.

## **APPLICATIONS**

**L-2019-04**

**Town Center at Wantage , Inc**

Block 4.01 Lot 1.07, 1.08, 1.09, 1.10 4

Applicant requests to be carried to the September 15, 2020

## **INFORMAL**

Michael Cecchini and Lou Cecchini from L&M Properties located at 25-27 Route 628 appeared before the Board to seek clarification of a prior Resolution and a summons issued by the Zoning officer. Mike Cecchini applied for a zoning permit after a recent tenant moved out. The zoning application was denied, requesting site plan approval. L&M Properties was issued a summons. Mr. Cecchini feels the site plan on file and the resolution prove compliance. L&M Properties submitted an as built site plan to Mr. Pellow. Mr. Pellow explained the resolution states L&M Properties has permission to park boats as well as other vehicles on the property, the resolution does not state the number of vehicles. Mr. Pellow discussed the site plan from 2008 as well as the plan he recently received.

Discussion continued among the board members regarding the current and former use of the property.

Mr. Bassani believes board members are held to a higher standard, and they should not appear to receive special treatment. He feels L&M Properties should come before the Board.

Attorney Ursula Leo stated the board can give comments or thoughts but the board cannot make a decision because there is no application before the board. Lou Cecchini explained he was looking for guidance from the board. Ms. Leo advised them to seek the advice of their counsel regarding how to proceed.

## **ADJOURNMENT**

On a motion duly made by Mr. Bassani, seconded by Mr. Morris and carried, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Jeanne M McBride, Secretary