

**JANUARY 19, 2021**

The reorganization meeting of the Wantage Township Land Use Board was held on Tuesday, January 19, 2021 via Zoom. 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.

**REORGANIZATION**

Attorney Shan Kadkoy proceeded to administer an Oath of Office to the reappointed and newly appointed members.

Class I	Jon Morris	12/31/2021
Class II	Joseph Konopinski	12/31/2021
Class III	Ron Bassani	12/31/2021
Class IV	Victoria Gill	12/31/2024
Class IV	Charles Meissner	12/31/2024
Alternate #1	Justin Dudzinski	12/31/2022
Alternate #3	Joseph Greenaway	12/31/2022

**ROLL CALL**

PRESENT: Ron Bassani, Larry Bono, Bill DeBoer, Victoria Gill, Joanne Kanapinski, Joe Konopinski, Jon Morris, Michael Walther, Alternates: Joe Greenaway, George Unverzagt, Justin Dudzinski. Absent: Chuck Meissner. Attorney: Shan Kadkoy is filling in for Ursula Leo. Engineer, Harold Pellow. Secretary, Jeanne McBride

Joanne Kanapinski made a motion seconded by Ron Bassani, to nominate Victoria Gill as **Chairman of the Land Use Board for 2021**. Mr. Morris made a motion seconded by Joseph Greenaway to nominate Bill DeBoer as Chairman of the Land Use Board for 2021. Roll Call: Bassani – Gill, Bono – Gill, Gill – Gill, Kanapinski – Gill, Konopinski – No vote, computer problems, Morris – DeBoer, Walther – Gill, Dudzinski – Gill, Unverzagt – Gill, Greenaway – DeBoer, DeBoer – DeBoer. Ms. Gill assumed the chair as Chairman for 2021.

Mr. Bassani made a motion seconded by Ms. Gill to nominate Bill DeBoer as **Vice Chair of the Land Use Board for 2021**. Ayes-Bassani, Bono, Gill, Kanapinski, Konopinski, Morris, Walther, Dudzinski, Unverzagt, Greenaway, DeBoer.

Ms. Gill made a motion, seconded by Mr. Bassani to nominate Jeanne McBride as **Secretary of the Land Use Board for 2021**. A voice vote was unanimously in favor.

Ms. Gill made a motion, seconded by Mrs. Kanapinski to nominate Mr. Harold Pellow and the firm Harold Pellow & Associates as **Engineer and Planner of the Land Use Board for 2021**. 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 2021**. A voice vote was unanimously in favor

Ms. Gill made a motion seconded by Mr. Bassani to name the New Jersey Herald and the Sunday Herald as the **Official Newspapers of the Land Use Board for 2021**. A voice vote was unanimously in favor.

Ms. Gill made a motion seconded by Mr. Bassani to approve the 2021 and the first 2022 meeting dates.

A voice vote was unanimously in favor. Ms. Gill read the dates for the record.

**LAND USE BOARD OF THE TOWNSHIP OF WANTAGE SCHEDULE OF 2021 MEETINGS AND FIRST 2022 REGULAR MEETING**

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

January 19, 2021  
February 16, 2021  
March 16, 2021  
April 20, 2021  
May 18, 2021  
June 15, 2021  
July 20, 2021  
August 17, 2021  
September 21, 2021  
October 19, 2021  
November 16, 2021  
December 14, 2021  
January 18, 2022

REORGANIZATION

## **MINUTES**

Mr. DeBoer made the motion, seconded by Mr. Konopinski to approve the minutes from the November 17, 2020 meeting, a voice vote was unanimously in favor.

Mr. DeBoer made the motion, seconded by Mr. Bassani to approve the minutes from the October 20, 2020 – executive session meeting, a voice vote was unanimously in favor.

Mr. Bassani made the motion, seconded by Mr. DeBoer to approve the minutes from the November 17, 2020 – executive session meeting, a voice vote was unanimously in favor.

## **APPLICATIONS**

### **L-2020-06**

Keith Albinson  
Preliminary & Final Site Plan  
Block 17, Lot 14  
205 Route 565

The Applicant is proposing to construct an office, storage building and outside storage for their towing business. They are seeking preliminary & final site plan approval. The lot is located in the NC Neighborhood Commercial District, a towing business is not a permitted, a Use variance is needed.

Mr. Bassani and Mr. Morris stepped down from the application as it is a “D” variance.

Mr. Keith Albinson is the co-owner of K&A Towing. Mr. Albinson was sworn in. He described the business. Mr. Albinson stated the Federal Government has deemed towing is an essential business. K&A has contracts with many of the local, as well as the NJ State Police for his services. He presently uses two locations for his towing business. Mr. Albinson has purchased property to combine the business on one location.

Mr. Pellow said the attorney must determine the completeness of the application. Mr. Pellow asked the attorney to determine if the notice was good. Mr. Shan said Ms. Leo did not say the application was incomplete, and the application can be heard.

Fred Stewart a Professional Engineer from Stewart Surveying and Engineering of Rockaway was sworn in, and accepted as an expert.

Mr. Stewart displayed the site plan and discussed the property. The lot is rectangular in shape 2.16 acres, slopes from roadway towards rear, it is vacant, there is an easement along southern boundary line for drainage which directs the runoff from the county roadway and continues into a wetland ditch. The LOI is pending, a drainage easement located on the north end deposits across the street. The four properties surrounding the site entail a large garage on the south side with a dwelling, in the rear a farmer’s field, on the north side is a realtor’s building, and across the road is a driveway to a stone gravel yard.

Sheet three of the packet shows Route 565 and a shaded area displaying the site triangle. The driveway curves to left to a paved parking area for employees and customers. The building has a 24 x 40' area for the office. A 59.75 x 99.75 area is a garage with four bay doors. There is also a proposed dumpster enclosure and a loading space

To the right of building there are ten (10) 10' x 30' stalls for truck parking.

The fenced area is a proposed vehicle lockup area.

The majority of area is gravel with the exception of employee parking and access driveway.

The gravel area is 17/1/2 feet off the property line in the rear, 17.2 feet on the north side, and 20.5 feet on the south side due to the easement.

A six-foot high white vinyl fence is proposed along the front of the property. It will follow the front until it meets the building. It continues along the front to the north side of the property, then down the north side to help screen the neighboring property

Exhibit A1 is a monument sign thirty (30) square feet, four (4) feet high and eight (8) feet wide, six (6) feet above ground level. The sign is located ten (10) feet from the right-of-way.

Exhibit A2 is a sign on the building 6' x12'.

Grading and Drainage plan:

- There is curbing around gravel area, the curbing will capture the runoff to the rear of property.
- A sand filter will capture the water before it goes underground.
- Two catch basins will direct the water to underground drainage system.
- The water will flow into a rip wrap area, before it goes into a drainage easement located behind the property.

Lighting Plan:

- The driveway, parking area, truck parking area and the lock up will have pole mounted lights.
- Two bollard lights with shields to direct lighting downward are proposed along the walkway.
- Mounted lights, over the doorway and over the bay doors on the building are proposed.
- The entire gravel area will not be lit.

Landscape Plan:

- Fencing for partial screening.
- Blue Spruce along the north and south side.
- Leyland cypress to assist with screening along the front parking, a sugar maple along the driveway.

- Foundation plantings will be placed in front of the building.

Mr. Albinson is pursuing approval from Upper Delaware Conservation District.

Mrs. Kanapinski asked for an explanation of the locked area, Mr. Albinson explained it is for cars that are impounded. The gravel area, is a storage and turn around area for trucks. No vehicles will be stored in the open area. The facility will not have cars for sale.

Ms. Gill asked for a description of the access to the fenced in area, a driveway in the gravel area is not shown on the map. Mr. Albinson explained the only access is through the gate, after the gate, the area is full access. The area is designed for the ease of large truck turnaround. Any tractor trailer trucks parked in that area are lined up, the side parking area is for flatbeds.

Mr. Pellow discussed additional variances needed. Item five (5) in his report refers to a description of how the operation works.

Mr. Albinson explained the cars come in on the flatbed and are stored in the locked fenced area. He has a 75' tractor trailer, that requires room to turn around. The reason the back area is gravel is due to the nature of the business as pavement will be destroyed. All cars brought in will go to the locked fenced in area. The fenced in area will contain up to fifteen (15) vehicles. The large parking area is strictly for equipment, no cars will be stored in that area. The trucks are for transporting equipment and vehicles. He does not rent equipment; he provides a service. Towing is deemed essential service. K&A contracts with the police. Mr. Pellow asked why the gravel area is not paved. Wantage does not allow gravel parking areas. Mr. Pellow is concerned weeds will grow through the gravel. Mr. Albinson, explained his business is very clean, often people comment on the condition of his trucks. Wantage will be proud of his business, it will not look like a junkyard. Due to numerous police contracts, Wantage is the most centrally located, he needs his business to stay in Wantage.

Mr. Pellow discussed the difficulty in obtaining a Use variance.

Discussion regarding pavement verses DGA material ensued. The paved parking area is for employees and customers. The parking spaces are smaller than the ordinance requires, Mr. Stewart expressed his belief the smaller spaces are better for the environment.

Mrs. Kanapinski is concerned the fluids will leak from cars onto the gravel area. Mr. Albinson explained there are catch basins you put under cars that have been in accidents.

The hours of operation presently are 8:00 AM to 6:00 PM Monday through Friday, Saturday 9:00 AM – 1:00 PM. Since COVID, Saturday is by appointment only.

The lights on the building are downward facing and will be on from dusk until dawn. The lot lights are motion detection.

The refuse truck will come into the fenced parking lot, it is a front-loading dumpster.

Mr. Pellow stated usually the Board has an architectural of the building.

Ms. Gill asked how many cars fit in the fenced in area. Mr. Albinson stated he can fit twenty cars. The area has to be large enough for the cars to open doors, there is too much liability when towing cars and storing them.

In the overnight, trucks go to the driver 'on call' home. Occasionally, trucks must bring a car to the lot on the overnight.

Mr. Albinson stated he is not an auto repair shop, regarding questions of repairs being done on premise.

Ms. Gill opened the application to the board for any question they may have for Mr. Steward.

Larry Bono, stated he has used the company in the past for the fire Department, Mr. Albinson manages a very good operation.

Ms. Gill opened the application to the public for any questions.

Mr. McBriar an Attorney representing Emil Conforth, an opposer to the application, whose home is situated adjacent, on the north side of the proposed application.

Mr. McBriar discussed the notice, and the additional variances.

He questioned the fence line and the distance to the residential home on the north side. Mr. Stewart stated it is 350 feet to the nearest house corner. Discussion ensued regarding the house, the sign for Real Estate and what Mr. Conforth's property is classified as on the tax assessment roll.

Mr. McBriar asked the height of the proposed lock-up area in comparison to the existing level. Mr. Stewart stated the area will be seven (7) feet higher with a six (6) foot fence on top. Discussion ensued regarding the Papakating Creek and the distance to the property.

Mr. Albinson continued with additional information regarding the business.

- He employs three office personnel, seven truck drivers; five during the day, one in the evening.
- There will be no flammable liquid storage.
- No refueling of trucks or repairs/body work.
- The maximum vehicle storage is approximately fifteen trucks and fifteen vehicles.
- Sales will not be conducted on site.
- Sussex, Passaic, and Morris Counties are the counties he services, occasionally NY.
- Police Departments include: Franklin, Sparta, Odgensburg, and the NJ State Police.

- AAA, Geico, Allstate and Nation State also contract with him.
- All of his vehicles have back-up beepers, and trucks do not idle for more than three minutes.
- On call 24 hours.
- Will comply with the NJ Stormwater regulations

Robert Lange 125 Lewisburg Rd, owns the farm behind the proposed site. He is concerned the fluids will enter the farm fields. Mr. Stewart explained the sand filter will screen according to the standards of NJ.

No further member of the public wished to speak

Mr. McBriar and Mr. Albinson discussed photos of trucks Mr. McBriar displayed. Exhibit O1. Mr. Albinson agreed they were his trucks; described each photo and said they would be stored on the proposed site.

Rich Kline of Quarryville construction, and Legacy Pole Buildings was sworn in. He described the building as having a wood frame steel exterior and roof. The building is the same as the building at K&A's current location on Route 639. Ms. Kanapinski discussed ways to make it aesthetically pleasing. Mr. Klien explained the plantings will give it a softer look. Mr. Kline stated it is a barn, barns have a country appearance, he gave examples of ways to dress up the building. Ms. Kanapinski stated she would like to see something more picturesque, as it is a gateway into Wantage. Mr. Stewart requested it be a condition of approval.

Ms. Gill asked if the Board had any more questions. There being none, she asked if the public had any.

Mr. McBriar requested the height of the building, Mr. Klein responded 24 feet.

Mr. Lange asked how often does the sand filter get cleaned and who is in charge of cleaning it. Mr. Stewart responded as a condition of approval they will provide a maintenance manual, according to NJ standards.

Planner Jessica Caldwell had trouble logging in so the application was carried to February 16, 2021 at 7:00 PM.

The Executive Session planned for this evening was postponed until February.

## **ADJOURNMENT**

On a motion duly made by Mr. DeBoer, seconded by Ms. Gill by a carried, the meeting was adjourned at 9:45 pm.

Respectfully submitted,  
Jeanne M McBride, Secretary

