

MARCH 16, 2021 - Minutes

A regularly scheduled hybrid public meeting, in person and by way of Zoom, of the Wantage Township Land Use Board was held on Tuesday, March 16, 2021. The meeting was held 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

Board Chairman Victoria Gill invited all persons present to participate in the Pledge of Allegiance.

ROLL CALL

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

MINUTES

Mr. Konopinski made the motion seconded by Mr. Walther to approve the February 16, 2021 minutes. Yes, Carried.

Mr. Konopinski made the motion seconded by Mr. Walther to approve the February 16, 2021 Executive minutes. Yes, Carried.

RESOLUTION

Mr. Konopinski made the motion seconded by Mr. Unverzagt to approve the following resolution:

L-2020-06

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

Ayes: Bono, Konopinski, Walther, Unverzagt, Gill. Nays: None. Abstain: Kanapinski, Morris, Greenaway.

Mr. Morris made the motion seconded by Mr. Konopinski to approve the following resolution:

L-2021-01

Sussex Wantage Urban Renewal, LLC
Block 18, Lot 43
Route 23
Final Site Plan Approval

Ayes: Konopinski, Morris, Unverzagt, Gill. Nays: None. Abstain: Bono, Kanapinski, Walther, Greenaway.

APPLICATION

L-2021-02

B&C Weshnak 2004 Irrevocable Trust
Block 120 Lot 13.03
109 Haggerty Road
Preliminary & Final Site Plan approval for a Farm Manager's residence in the barn.

Mr. Allen Campbell, LPE, PP of Robert L. Campbell, Branchville NJ, was sworn in by Ms. Leo.

Mr. Campbell is authorized to speak on Barry Weshnak behalf. The property is also known as Big Spring Game Farm. The property has been in a Trust since 2004, the trust was set up for future generations to enjoy the natural beauty of the property.

Mr. Campbell displayed a site plan showing the property, while explaining the farm is not a primary residence. He explained Mr. Weshnak would like to have a managers residence located on the property, because the main house is not a primary residence for the family. A horse barn is planned for the future, although it is not included in the application. When the barn is constructed, the horses will require a caretaker. Mr. Weshnak would like to renovate an existing barn to include a structure equivalent to a raised ranch. There is electricity and a well, a septic is currently in review with the Sussex County Health Department.

The house will consist of a masonry foundation with vinyl siding on three sides. There is an easement entrance on Haggerty Road, a that will be used for farm equipment. The easement will not be used as a primary entrance. The trees around the perimeter will not be disturbed, to insure privacy for the neighbors. The lighting plan has been submitted to Harold Pellow. The lights will cast downward and light the area around the dwelling. There will be no spotlights.

Ms. Gill opened the application to the Board for questions or comments.

There being no questions or comments, Mr. Pellow discussed his report.

Mr. Pellow discussed one-acre zoning that no long exists in the Township. Mr. Campbell explained the property is 160 acres, they could, if deciding to make the home a single family instead of a caretaker residence, subdivide into a five-acre minimum. Mr. Campbell agreed to the condition, should the property ever be subdivided, the barn must meet the five-acre required minimum. Discussion continued regarding the well, septic, and the lighting.

Ms. Gill opened the application to the Board.

Mr. Morris asked where the future horse barn will be located, Mr. Campbell replied 390 feet from adjacent Lot 15. Discussion continued regarding the current farm use; corn and hay, and the goal of increasing the agricultural use. Presently the manager lives in Andover, every time an alarm in the house is triggered, he must come to check the property. A local man is expected to take over as the caretaker and live in the farm manager residence. Mr. Campbell reminded the Board the horse barn is not part of the application.

The application was then opened to the public.

Kathy Rosselli of 93 Haggerty Road, had question regarding the access road as well as the location of the horse barn. There is a blind spot and she is concerned with horse trailers entering and exiting the property.

Mr. Mark Yetter of 141 Haggerty had questions regarding the easement, his driveway is part of the easement and he was concerned for his children as well as the easement becoming a future road for a development.

Mr. Tony Salokas of 134 Haggerty Road was also concerned with the sight distance and the grade of the easement.

Mr. Campbell reminded everyone the County has jurisdiction over the driveway, as Haggerty is a County Road.

The Board discussed conditions needed to consider granting an approval.

- The living space is for farm or seasonal employees.
- A yearly affidavit verifying employment.
- The applicant must provide septic and driveway permits and soil erosion approvals.
- If the barn residence is occupied by anyone other than a farm manager, the applicant must comply with five-acre zoning.
- The barn will be constructed with vinyl and masonry material.
- The lighting will comply with the plans submitted in the Board Engineers report.
- The taxes must be paid to date.

Mrs. Kanapinski made the motion seconded by Mr. Greenaway to approve the farm manager residence with the conditions that have been discussed.

Ayes: Bono, Kanapinski, Konopinski, Morris, Walter, Unverzagt, Grenaway, Gill.

Nays: None. Abstain: None.

Attorney Annual Update.

Mr. Morris made the motion seconded by Mrs. Kanapinski to approve the Annual Update in which Ms. Leo reviewed the applications and variances the Wantage Land Use Board examined during 2020. YES, carried. Nays, none.

Stormwater Management Ordinance.

Changes in the NJ State Law regarding stormwater management requirements required updating the Wantage Township Ordinance. Ms. Leo stated since there were no changes regarding the Master Plan, the ordinance was for information purposes only. Mr. Pellow discussed some of the changes with the Board.

EXECUTIVE SESSION

Ms. Gill ask for a motion to go into Executive Session to discuss the position of Planner for the Land Use Board. The minutes are expected to be approved and released. Mr. Morris made the motion seconded by Mr. Greenaway; the Board unanimously agreed.

Mr. Morris made the motion seconded by Mr. Walther to return to the regular order of business, a voice vote was unanimously in favor.

Mr. Morris made the motion seconded by Mr. Bono to approve Jessica Caldwell of J. Caldwell & Associates LLC, of 145 Spring St., Newton NJ, to act as the Planner to support the Boards position for 'd' Variance applications *for* a term running through 12/31/2021.

Ayes: Bono, Kanapinski, Konopinski, Morris, Walther, Unverzagt, Greenaway, Gill.

Nays: None.

ADJOURNMENT

Mr. Morris made a motion, seconded by Mr. Konopinski to adjourn at 9:30 PM. The Board unanimously agreed.

Respectfully submitted,
Jeanne M McBride, Secretary