

JUNE 15, 2021 - Minutes

A regular meeting, of the Wantage Township Land Use Board was held on Tuesday, June 15, 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 Chairperson Victoria Gill invited all persons present to participate in the Pledge of Allegiance.

ROLL CALL

PRESENT: Larry Bono, Joanne Kanapinski, Joseph Konopinski, Chuck Meissner, Jon Morris, Michael Walther, Victoria Gill. Alternates: Justin Dudzinski, George Unverzagt, Joseph Greenaway. Absent: Ron Bassani, Bill DeBoer. Also present, Covering Attorney, David Brady; Engineer, Harold Pellow; Professional Planner, Jessica Caldwell; Secretary, Jeanne McBride

MINUTES:

Mr. Konopinski made the motion seconded by Mr. Walther to approve the May 25, 2021 minutes. YES: carried.

RESOLUTION

The resolution for Tri-State Topsoil / Charles Meissner will be carried until the July 20, 2021 meeting, due to the shortened schedule between meetings.

APPLICATIONS

L-2017-13

Bicsak Brothers Realty

80 Route 23

Block 11, Lot 5

The applicant seeks to extend the 2017 Resolution for one year for temporary storage of motor vehicles. The applicant has been carried from the May 25, 2021 meeting without further notice.

The application was represented by Attorney David Soloway of the firm Vogel, Chait, Collins and Schneider of Morristown and Professional Engineer Allen Campbell of Robert L. Campbell Associates of Branchville.

Mr. Brady stated the Notice was sufficient.

Mr. Campbell was sworn in and gave a brief description of the property, referring to Sheet #2 in the packet. Mr. Campbell stated the dead trees will be replaced in the fall. Bicsak Brothers hope to appear before the board within a year with a plan for development.

Mr. Morris said he does not like the idea of parking hundreds of cars on quarry process, stating the it sets a bad precedence for the rest of the town. He would also like the dead trees to be replaced.

Mr. Walther and Ms. Gill both agreed the trees are not much of a buffer and would like them to have been planted closer together.

Kathy Gorman interjected saying the trees should be separated by five feet.

Mr. Bono made the motion seconded by Mr. Meissner, containing the condition of replacing the dead trees, Mr. Soloway agreed, including the conditions stated in the prior resolution.

Ayes: Bono, Kanapinski, Konopinski, Meissner, Gill.

Nays: Morris, Walther, Dudzinski, Unverzagt.

L-2021-04

Michael Cecchini

Sherman Ridge Road

Block 135, Lot 6.01

RE-5 Residential Zone

Minor subdivision and "C" variance

The applicant is proposing to subdivide two (2) lots from Block 135, Lot 6.01

The application was carried from the May 25, 2021 Land Use Board meeting without further notice.

Attorney Daniel Benkendorf of the firm Askin & Hooker of Sparta is representing Michael Cecchini and Patrick and Heather Freeland. Mr. Benkendorf introduced Professional Engineer Ken Dykstra of Jefferson Township.

Mr. Brady stated the notice is acceptable.

Mr. Dykstra was sworn in, he described the lot located on Sherman Ridge Road and Robert's Way. The property was previously approved as a subdivision for 18 lots. Exhibit A-101, dated 12/28/2020 is a colorized version of sheet 3 in the plans. The proposed lot numbers are 6.31 and 6.32 each is just over one and a half acre (1.5), according to the Open Space Agricultural Preservation Option.

- Septic soil tests have been performed and are acceptable.

- There is a 100-foot-wide gas easement through the property for Tennessee Gas pipeline
- There are three parcels of conservation easements totaling 26.2 acres, 46.7% of the area is dedicated to open space.
- A variance is required for lack of road frontage. There is frontage along Sherman Ridge Road and Robert's Way. Together they meet the required road frontage for Lot 6.01
- Dedicated 30-foot easement to the existing wetland area between the proposed lot 6.32 and the existing house on lot 6.11 for drainage.
- The sight distance for both driveways is acceptable.

Exhibit A-102 titled Preliminary Plat Eagle Ridge at Wantage Section two dated 2/20/06, the applicant has no plans to develop the road. A hunting shed on the Tennessee gas easement will be left where it is presently located.

Ms. Gill opened the application to the public, there being no public wishing to speak, Ms. Gill asked Mr. Pellow to discuss his report.

Mr. Pellow reviewed his report including the driveway applications, and Road Trust fund.

Mr. Brady swore in Mr. Cecchini of Mountain View Dr., Wantage.

Mr. Cecchini explained a Woodland Management company was hired for a State approved Woodland Management Stewardship Plan, there is not enough land to farm and they don't want to harvest the trees.

Ms. Gill opened the application to the public seeing no one wishing to speak, she asked for comments or questions from the board.

Mr. Brady discussed some conditions that should be included in the Resolution, should the application receive approval.

- Comply with comments 7 & 8 in Mr. Pellow's report
- Provide the conservation easement to Mr. Brady and Mr. Pellow for review, to protect the township interests.

Mr. Morris made the motion seconded by Mr. Konopinski to approve the sub-division with the conditions set forth

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

L-2021-05

L&M Properties

25-27 Route 628

Block 117, Lots 2 & 38.02

HC – Highway Commercial Zone

Amended Preliminary Major Site Plan & Final Site Plan and a “D” variance

The application was carried from the May 25, 2021 Land Use Board meeting without further notice.

Due to the insufficient notice the application was not heard.

GENERAL DISCUSSION

Victoria Gill had some general questions regarding open space and defunct Home Owners Associations.

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