

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP
OF WANTAGE, 7:00 P.M. ON
FEBRUARY 11, 2021**

Mayor Gaechter called the meeting to order at 7:00 p.m. and requested that the Clerk call the roll. Upon roll call, the following members of the governing body were present: Mayor William Gaechter, Deputy Mayor Ron Bassani and Committeeman Jonathan Morris. Also, present: Administrator/Clerk Michael Restel, and Mr. Glenn Kienz, Esq.

Mayor Gaechter stated, "This meeting is being held in compliance with the provisions of the Open Public Meeting Act, P.L. 1975, Chapter 231. It has been properly noticed and certified by the Clerk."

DISCUSSION: Mr. Ed Mainardi owner of Wantage Plaza spoke about the property and the struggles it has endured throughout the Pandemic.

Mr. Mainardi gave a brief background of the property and stated this has been family owned for many years.

Mr. Mainardi stated once Jamesway and Foodtown closed it has been hard to lease out the 60,000 square foot area.

Mr. Mainardi stated his Management Company would like to turn the empty rear spaces into a climate controlled self-storage.

Mr. Mainardi stated his plan would be to keep the storefronts and utilize the rear as self-storage business.

Deputy Mayor Bassani asked a question if Wantage Plaza was expanding their current building.

Mr. Mainardi spoke about that he would not be able to expand on the building due to restrictions and water/sewer issues. Discussion ensued.

Mr. Mainardi asked the Township Committee to please look at possible rezoning of the property. Discussion Ensued.

CONSENT AGENDA

Mayor Gaechter requested a motion to approve Resolution #29-2021- #30-2021 with the Removal of PO #17621 for Bassani Power Equipment LLC in the amount of \$124.67

A motion was made by Mr. Bassani and seconded by Mr. Morris.

Upon Roll Call:

Ayes: Bassani, Morris, Gaechter Nays: None Absent: None Abstain: None

Mayor Gaechter requested a motion to approve PO# 17621 for Bassani Power Equipment LLC in the amount of \$124.67

A motion was made by Mr. Morris and seconded by Mayor Gaechter.

Upon Roll Call:

Ayes: Morris, Gaechter Nays: None Absent: None Abstain: Bassani

REPORTS

Administrator/Clerk: Mr. Restel stated the CFO, OEM and himself are working on all the proper paperwork for reimbursement for funds throughout the State of Emergency Snowstorm.

Mr. Restel stated in 2020 Wantage received over 300 OPRA requests pertaining to House sales.

Mr. Restel stated Wantage held their Bond sale and received a great rate for the sale of Bonds.

Mayors Report: Mayor Gaechter stated the Mayor and Committee have received numerous correspondence pertaining to the Expansion of the Gas Compressor Station for the Tennessee Pipeline and in front of the committee is a resolution Opposing the project.

Mayor Gaechter stated the resolution includes verbiage pertaining to looking at the possibility of an alternative Electric Turbine.

Mayor Gaechter stated if the Committee is fine with the Resolution, he will ask for a Motion to adopt Resolution #32-2021 Opposition to Construction of Compression Turbines on the Tennessee Gas Pipeline running through Northern New Jersey.

Mr. Bassani made the Motion and Mr. Morris Seconded.

Roll Call: Mr. Bassani YES Mr. Morris YES and Mayor Gaechter YES.

Mr. Restel stated signed copies of this resolution will be mailed to multiple departments on the State and Federal Level.

Mayor Gaechter spoke about the Noise/Nuisance Ordinance and the avenues Wantage Township has explored.

Mayor Gaechter stated he did extensive research and Noise falls under County Environmental Health Act in which Sussex County Board of Health Department is responsible to enforce noise complaints.

Mayor Gaechter stated adopting a Nuisance Ordinance will be tough and a Noise Ordinance with certain sound limits at different times would be Wantages choice.

Mayor Gaechter stated he would like to Ordinance to replicate the State Ordinance. Discussion ensued.

Attorney Glenn Kienz stated he met with Sussex County Counsel to discuss the noise issue and how to file complaint.

Mr. Bassani asked for Mr. Restel to review the Site Plan for the establishment on Route 284 to see what was approved. Discussion Ensued.

Mr. Kienz stated for the residents who oppose the Expansion to reach out to their State Representatives for help.

Deputy Mayor Ron Bassani: Mr. Bassani spoke about the ongoing Litigation with High Point.

Mr. Bassani stated High Point is still an open Lawsuit and passed a resolution immediately to keep the School Board Elections in November.

Mr. Bassani stated he is setting up a Zoom meeting with District 24 office in the next couple weeks to look at getting the School Elections back to April.

Committeeman Jonathan Morris: Mr. Morris thanked DPW for their hard work throughout the Snowstorm.

APPROVAL OF MEETING MINUTES:

A motion is in order to approve the minutes of the January 28, 2021 Executive Session and Mayor and Committee Regular Meeting.

Mr. Bassani made a Motion and was seconded by Mr. Morris.

Upon Roll Call:

Ayes: Bassani, Morris, Gaechter Nays: None Absent: None Abstain: None

ORDINANCE

A motion is in order to Adopt Ordinance #01-2021 to Exceed the Municipal Budget Appropriations Limit and to Establish a Cap Bank for Calendar Year 2021.

Mayor Gaechter opened the meeting to the public

No one from the public spoke. Mayor Gaechter requested a Motion to Adopt Ordinance #01-2021

Mr. Bassani made a Motion and was seconded by Mr. Morris.

Upon Roll Call:

Ayes: Bassani, Morris, Gaechter Nays: None Absent: None Abstain: None

OPEN PUBLIC SESSION:

Mark Wallace 3 Oil City Road: Mr. Wallace stated what would be the procedure if we were to contact the County pertaining to the noise issue at the Route 284 Establishment.

Mr. Wallace stated he understands it will be hard to enforce but something needs to be done.

Mayor Gaechter read into record the County Environmental Health Act.

Mr. Morris stated there is a county Hot line number you would be able to call to make a complaint.

Mary Jo Vroegendewey Old 84: Mrs. Vroegendewey stated the quality of life has been affected due to this establishment.

Mrs. Vroegendewey stated that there are breweries around that are on big open lots and not like this one which is situated on a small lot in a residential area.

John Nuss 29 Beemer Road: Mr. Nuss stated what is the difference between the Noise and Smell with the county.

Mr. Nuss stated the County is not the answer and do not respond to complaints well.

ADJOURNMENT:

Mayor Gaechter requested a motion to adjourn. Mr. Bassani made a motion to adjourn and was seconded by Mr. Morris.

Upon Roll:

Ayes: Bassani, Morris, Gaechter Nays: None Absent: Abstain: None

Meeting Adjourned 7:53 PM

Respectfully submitted by

Michael L Restel

Administrator/Acting Clerk