

FEBRUARY 15, 2022

The meeting of the Wantage Township Land Use Board was held on Tuesday, February 15, 2022. 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

Ms Gill invited all persons present to participate in the Pledge of Allegiance.

ROLL CALL

Present: Larry Bono, Joseph Konopinski, Chuck Meissner, Michael Walther, Justin Dudzinski, Joseph Greenaway, Victoria Gill. Absent: Ron Bassani, Bill DeBoer, Joanne Kanapinski, Jon Morris, George Unverzagt. Also present; Michael Brown, Attorney, Harold Pellow, Engineer, Aaron Kardon, Professional Planner and Jeanne McBride, Secretary.

MINUTES

Mr. Meissner made the motion, seconded by Mr. Konopinski to approve the minutes from the January 18, 2022 meeting, Ayes: Bono, Konopinski, Meissner, Walther, Dudzinski, Greenaway, Gill. Nays: None.

RESOLUTIONS

L-2021-10

Mr. Walther made the motion seconded by Mr. Konopinski to approve the Resolution for Miles Kuperus, Block 2, Lots 51.02, 52.02 and 54.01, located on Route 23 & Kuperus Lane, lot line adjustment, located in the Highway Commercial Zone.

Ayes: Bono, Konopinski, Walther, Dudzinski, Greenaway, Gill.

Nays: None.

Abstain: Meissner.

Resolution and Annual Report for 2021

Mr. Konopinski made a motion seconded by Mr. Walther to carry the resolution to the March 15, 2022 meeting. Yes. Carried

APPLICATIONS

L-2021-11

Michael White

406 Route 565

Block 117, Lot 15

The applicant wishes to build a home on a lot that has three existing homes

The application is carried to the March 15, 2022 meeting, without further notice. Mr. Bono made the motion, seconded by Mr. Walther to carry the application to March 15, 2022. Yes. Carried

L-2020-05

ABD Wantage, LLC

Block 54, Lots 8.01, 10, 10.08, & 14

Located on Lowe Road, Smith Road, & County Route 650

RE-5 Zone

The applicant was approved as a major subdivision for 21 lots in 2006. The applicant wishes to amend the 2006 application. The applicant is seeking a D (1) use variance to accommodate an affordable two-family housing unit.

Mr. Selvaggi introduced Ken Dykstra as the Profession Planner for the “D” variance part of the application allowing two principal uses on the lot for the affordable housing.

Mr. Brown swore in Mr. Dykstra

Exhibit A1 colorized ariel view of the project 22 units over 154 acres.

Exhibit A201 an architectural plan of the two-family house. The unit looks like a single-family home. The lot is 6.8-acre lot. The style of the house is consistent with the neighborhood posing no detriment. There will not be any parking issues. This type of housing unit is listed in the Master Plan

Discussion regarding groups such as Norwescap or SCARC as possible owners ensued as did affordable housing requirements. The developer is required to build the affordable housing home after a certain percentage of homes in the development are built. The house will be deed restricted. Mr. Dykstra quoted Jessica Caldwell’s report stating the home is inherently beneficial, Mr. Dykstra agreed.

Mr. Dykstra continued his report regarding the shorter road compared to the 2006 site plan, including the impervious coverage and long-term road maintenance.

There is one lot for every seven acres, the smallest lot is two acres

There is less disturbance than original plan from 2006

Mr. Pellow stated the COAH lot should be landscaped; Mr. Meissner agreed.

Ms. Gill suggested six spaces in the event of a group home.

Mr. Selvaggi explained the affordable housing lot is impossible to engineer right now, until a buyer is found.

Aaron Kardon PP, explained the difference between affordable housing in a group home verses a two-family house and the Wantage Master Plan requirements.

Ms. Gill opened the application to the public, there being no public Ms. Gill closed the application to the public.

Ms. Gill discussed the shared driveway, due to the wetlands and the constraints from the DEP it necessitates a shared driveway. Ms. Gill asked if there could be two driveways running side by side.

Mr. Dykstra explained because of the wetlands in the front, the DEP may require a shared driveway for disturbance reasons. Mr. Dykstra said he will apply for a side-by-side driveways. Mr. Pellow agreed with Ms. Gill and spoke about the problems with this shared driveway.

The Board continued discussing the driveway suggesting moving the lot line, The applicant stated they will make sure the easement is included in the title.

Ms. Gill asked for a motion, Mr. Meissner made a motion seconded by Mr. Bono to approve the application for a subdivision subject to the conditions listed in the Resolution. Ayes: Bono, Konopinski, Meissner, Walther, Dudzinski, Greenaway, Gill. Nays: None. Abstain None.

Due to the significant number of conditions, they will all be listed in the Resolution for the Board to review prior to the next meeting.

Ms. Gill opened the meeting to the public, there being no one to comment, Ms. Gill closed the meeting to the public and asked for a motion to adjourn.

ADJOURNMENT

On a motion duly made by Mr. Bono, seconded by Mr. Walther and carried, the meeting was adjourned at 8:15 pm.

Respectfully submitted,
Jeanne M McBride, Secretary