

APRIL 19, 2022 Minutes of the Land Use Board

The meeting of the Wantage Township Land Use Board was held on Tuesday, April 19, 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, Bill DeBoer, Joanne Kanapinski, Michael Walther, Justin Dudzinski, George Unverzagt, Victoria Gill. Absent: Ron Bassani, Joseph Konopinski, Chuck Meissner, Jon Morris, Joseph Greenaway. Also present; Dave Brady, Attorney, Harold Pellow, Engineer, and Jeanne McBride, Secretary.

MINUTES

Mr. Walther made the motion, seconded by Mr. Dudzinski to approve the minutes from the March 15, 2022 meeting, YES: Carried, NAYS: None.

RESOLUTIONS

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

Mr. Walther made the motion to seconded by Mr. Dudzinski to approve the Resolution granting Preliminary Major Subdivision approval/Bulk Variance approval/Use Variance approval, to ABD Wantage, Inc,

Ayes: Walther, Dudzinski, Unverzagt, Gill. Nays: None. Abstain: Bono, DeBoer, Kanapinski.

APPLICATION

L-2021-03

Tri State Topsoil will provide an update on the LOI in support of the extension request. Block 117, Lot 34, County Route 565.

Dan Benkendorf of Askin & Hooker, LLC said Tri-State Topsoil has been waiting for a response from the DEP.

Mr. Brady reminded the board one of the conditions of the resolution is to submit an application to the DEP from a licensed wetlands expert within sixty days. If Mr. Meissner fails to provide the LOI update, they would either cease operations or apply for an extension to continue operations until the LOI is received.

ETI president David Krueger of Chester NJ was sworn in. Mr. Kruger is a professions wetland scientist and deemed an expert in environmental science.

An application was submitted August 25, 2021 to the DEP, correspondence between the DEP and ETI continued through the winter. A DEP site inspection occurred March 30, 2022. Mr. Krueger explained to the board that a long delay is not unusual since COVID. Mr. Krueger expects a response regarding the site inspection, but cannot give an exact timeline, it could be three to four months. Discussion between Mr. Pellow & Mr. Krueger continued regarding the final map. Mr. Benkendorf requested a four-month extension and asked the board to accept a letter with certification, from Mr. Krueger, if needed to update the Board. Mr. Brady suggested an extension to August 31, 2022. Mr. Krueger said the DEP is back in the office and he is hopeful this should progress quickly.

Should the LOI come back with a something that is different from what the board has approved, Tri-state Topsoil would have to come before the board with an amended application.

Ms. Gill opened the application to the public, there being no questions, she opened it back up to the board.

Ms. Gill asked for a motion. Mr. Brady listed the conditions:

- A LOI extension to 08/31/2022 with the ability to extend, with a letter, certified by Mr. Kruger, without appearing before the board.
- If for some reason the letter is not acceptable, the board can request the applicant appear before the board.

Mr. DeBoer made the motion, seconded by Mr. Bono to approve the extension. Ayes: Bono, DeBoer, Kanapinski, Walther, Dudzinski, Unverzagt Gill. Nays: None. Abstain: None.

Ms. Gill asked if the Board had any further discussion. Mr. Pellow said Mr. Emil Conforth came to his office to discuss his site plan and build a barn. Mr. Pellow explained the board decides on approvals, not himself. Mr. Pellow told Mr. Conforth an amended site plan is needed.

PUBLIC DISCUSSION

Mrs. Kathy Gorman expressed her concerns regarding trucking terminals. She feels Route 23 at the Wantage entrance should not welcome the public with a warehouse. Mrs. McBride stated she does not have an application regarding a warehouse.

ADJOURNMENT

Mr. DeBoer made the motion seconded by Mr. Walther to go into executive session to ongoing litigation. YES, Carried. Nays None

Respectfully submitted,
Jeanne M McBride, Secretary

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