

August 16, 2022

The meeting of the Wantage Township Land Use Board was held on Tuesday, August 16, 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

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

Mr. Brown swore in the members with class changes.

Justin Dudzinski	Class	12/31/2023
Joseph	IV	12/31/2023
Greenaway Chris	Alternate #2	12/31/2022
Darmstatter	Alternate #3	

ROLL CALL

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

MINUTES

Mr. Bono made the motion, seconded by Mrs. Kanapinski to approve the minutes from the April 19, 2022 meeting, YES: Carried, NAYS: None.

RESOLUTION

L-2022-01

Tractor Supply

Mr. Dudzinski made the motion seconded by Mrs. Kanapinski to approved the Resolution for Tractor Supply with the addition of the black fence color, low lying trailers and Mr. Pellow to review signage.

Block 2, Lots 54.01, 55

339 Route 23

Preliminary and Final site plan approval and a minor subdivision.

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

At this point Ms. Gill stepped down due to a conflict with Application L-2022-03 and the owners of Lot 10.

APPLICATION

L-2022-03

Eastern Concrete

Block 11, Lots 5.01, 5.02, 10, 24

Blair Road

Minor Subdivision

- Transfer 51.8 acres from lot 10 to adjacent lots 5.01 & 5.02, becoming part of the PCD zone as a condition of approval.
- Lot 24 will merge with lot 5.01 and become part of the PCD zone.
- Lot 10 will have a right of access through adjacent property in the PCD zone.

The applicant was represented by John M. Marmora, Esquire.

Mr. Brown swore in Mr. Allen Campbell, P.E., P.P. Mr. Campbell was accepted as an expert by the Board.

Mr. Campbell explained the applicant seeks approval to make multiple lot line adjustments from various lots.

The minor subdivision/lot line adjustment proposes to transfer 51.8 acres from Lot 10 to adjacent Lots 5.01 & 5.02. The portion of Lot 10 to be conveyed is existing farmland with no wetlands or streams associated with it. The lands will become portion of the PCD Zone as a condition of approval. In addition to the minor subdivision, adjacent Lot 24 is proposed to be merged with Lot 5.01 and is also proposed to become portion of the PCD Zone.

The Applicant proposes to make multiple lot line adjustments to the property. Specifically, 40.61 acres from Lot 10 will be merged with Lot 5.01. All of Lot 24, containing 69.90 acres will be merged with Lot 5.01. Lot 5.01 will total 191.05 acres after the mergers.

The Applicant also proposed to make multiple lot line adjustment to Lot 5.02, Lot 5.02 has 23.87 acres and the applicant is proposing to add 11.19 acres from Lot 10 to Lot 5.02, which would total 35.06 acres. Lot 10 will have 287.09 following the proposed merger.

As condition of approval no deeds will be filed, unless the zone change is approved. The lots will not be in split zones.

Mr. Pellow also stated as a condition of approval, he needs to see the bonds, if these lots are combined, it will change the bonding requirements by lot and block.

Mr. DeBoer opened the application to the public, there being no public, he closed it to the public and asked for a motion

Mr. Pellow reminded the Board the application has still not been found complete.

Mr. Bassani made the motion seconded by Mr. Greenaway to deem the application complete. Ayes: Bassani, Bono, DeBoer, Kanapinski, Dudzinski, Greenaway, Darmstatter. Nays: None.

Mr. Bassani made the motion seconded by Mr. Bono to approve the minor subdivision/lot line adjustment for Eastern Concrete Materials Inc. Ayes: Bassani, Bono, DeBoer, Kanapinski, Dudzinski, Greenaway. Nays: None.

ADJOURNMENT

Mr. Bassani made the motion seconded by Mr. Bono to adjourn. Ayes Carried.

Respectfully submitted,
Jeanne M McBride, Secretary