

November 1, 2022

The meeting of the Wantage Township Land Use Board was held on Tuesday, November 1, 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: Ron Bassani, Bill DeBoer, Justin Dudzinski, Joanne Kanapinski, Joe Konopinski, Jon Morris, Victoria Gill, George Unverzagt, Joseph Greenaway, Chris Darmstatter. Absent: Larry Bono, Michael Walther. Also present; David Brady, Attorney, Harold Pellow, Engineer, and Jeanne McBride, Secretary.

MINUTES

Mr. Bassani made the motion, seconded by Mr. DeBoer to approve the minutes from the August 16, 2022 meeting, YES: Carried, NAYS: None.

APPLICATION

L-2022-07

Royal Buick GMC

Block 2 Lot 52.02

355 State Highway Route 23

The lot is located in the Highway Commercial Zone. The applicant is applying for preliminary major site plan approval. The applicant proposes to construct inventory parking, a display area, two additions to the existing building, and a 40' x 110' building.

Wade Baldwin, Esq. from the firm Lavery, Selvaggi, Abromitis, & Cohen located in Morristown, represented the applicant.

The application was deemed complete by Harold Pellow and David Brady.

Allen Campbell PE of Branchville was sworn in and accepted by the Board as an expert.

Mr. Campbell discussed the application and described the property.

Exhibit A101 11/01/22 site plan sheet number three. A new septic will be installed, the highway entrance is shown on the bottom of the plan coming in off of Route 23. Both access points have been reviewed and accepted by the NJDOT.

Mr. Campbell discussed the stormwater basins. He then described the parking and lighting. The new curb lines will assist in the snow management/maintenance. The new parking will reduce the icing. A new driveway to the rear of the property connecting the

lower parking lot to an existing parking area for employees. He described the elevation changes. The parking spaces on the northern part of the lot are designated for electric cars and their charging stations. The parking lot in the rear is designed with recommendations by the State of New Jersey as a pervious parking lot.

Phase I

- Construct proposed inventory parking at the rear of the lot.
- Construct septic system in the northerly corner of the lot
- Construct a stormwater basin at the easterly corner of the lot
- Construct a stormwater basin next to the existing display area.
- Construct the access drive from the existing display area to the inventory parking area

Phase II

- Construct proposed display area north of the existing display area adjacent to Route 23. No parking spaces proposed.
- Construct two additions to the existing building.

Phase III

- Construct a 40' x 110' building adjacent to the rear parking area.
- Construct a drywell for the building adjacent to the rear parking area.

There will be no access from Kuperus Lane to the property.

No additional parking is proposed.

The building addition on the north will have two additional service bays.

An additional loading dock is proposed in the rear left corner.

Exhibit A102 Sheet three dated October 2022 revisions and updates in Mr. Pellow's report.

The pervious parking lot is not allowed to have snow stockpiled on it nor is it allowed to have salting substances used on it.

Mr. Campbell described the landscaping, lighting, it is common to have twenty-foot poles along Route 23, he also described the light casting. The car dealership is planning on using the existing poles with new light heads.

Mr. Brady swore in Engle Oostdyk of 355 Route 23 Wantage NJ, co-owner of the dealership. Mr. Oostdyk answered questions the Board had regarding the EV charger that exists and the additional chargers to be installed. The existing charger gets 100 miles on a ten-minute charge.

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

The Board was in agreement, Mr. Pellow and Mr. Campbell will meet and discuss the back parking lot when it is ready to be built, to follow current state law.

Ms. Gill asked for a motion, Mr. Bassani made the motion, seconded by Mr. DeBoer to approve the application as presented and discussed, including all waivers and conditions. Ayes: Bassani, DeBoer, Kanapinski, Konopinski, Morris, Dudzinski, Unverzagt, Greenaway, and Gill. Nays: None.

RESOLUTION

L-2022-03

Mr. Bassani made the motion seconded by Mr. Greenaway to approve the resolution Eastern Concrete Materials, Inc. for a Minor Subdivision / Lot Line Adjustment.

Ayes: Bassani, DeBoer, Kanapinski, Dudzinski, Greenaway, Darmstatter. Nays: None.

Abstain: Konopinski, Morris, Unverzagt, Gill, as she has worked for one of the parties involved in the application.

ADJOURNMENT

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

Respectfully submitted,
Jeanne M McBride, Secretary