

**February 17, 2026**

Notice of this meeting as required by the Open Public Meetings Act (N.J.S.A. 10:4-6 et seq) has been provided by a posting in the municipal building at the place where public announcements are posted, and by publication on the Official Website of Wantage Township. I direct that this statement shall be included in the minutes of this meeting.

### **SALUTE TO THE FLAG**

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

### **ROLL CALL**

**PRESENT:** Larry Bono, Chris Darmstatter, Joanne Kanapinski Joe Konopinski, Jon Morris, Justin Vander Groef, Michael Walther, Victoria Gill, Alternates: George Unverzagt, Keith Albinson, Hunter Space. Absent: Ron Bassani, Joe Greenaway. Also present: Attorney, Dave Brady. Engineer, Tom Knutelsky. Secretary, Michelle Buskiewicz

### **MINUTES**

Mr. Space made the motion, seconded by Mr. Bono, to approve the minutes of the January 20, 2026, meeting, **Roll Call:** *Larry Bono, Chris Darmstatter, Joanne Kanapinski Joe Konopinski, Jon Morris, Justin Vander Groef, Michael Walther, Victoria Gill, Alternates: George Unverzagt, Keith Albinson, Hunter Space.*

### **APPLICATIONS**

***L-2025-17 Tractor Supply***

***Block 44 / Lot 17***

***775 State Rt 23***

***Preliminary & Final Site Plan***

Matthew Posada, Attorney with Sills, Cummis, & Gross, appeared on behalf of the applicant. Mr. Posada explained that the application seeks approval for renovations and modernization of the existing Tractor Supply store originally approved in 2005. The improvements are part of a national initiative to update existing facilities.

#### **Proposed Improvements**

- Construction of a 1,560 sq. ft. outdoor garden center canopy along the north side of the building.
- Installation of a 1,000-gallon propane storage tank in the existing outdoor display area.
- Relocation and improvement of propane sales area.
- Exterior and interior repainting of the building.
- Installation of veteran-designated parking spaces.
- Parking lot restriping.
- Replacement of existing fencing along the frontage.

No new impervious coverage is proposed and existing stormwater drainage will remain unchanged.

Jake Maier, Civil Engineer, was sworn and accepted as an expert witness. Mr. Maier testified regarding the site improvements:

- All improvements will occur within existing impervious areas.
- Stormwater management regulations are not triggered.
- The propane tank area will measure approximately 31 feet by 13 feet.
- The garden center canopy will measure approximately 1,560 square feet.

Chris Herrick, Store Manager at TSC for 7 years, was sworn and provided testimony. Mr. Herrick stated that tractor trailer deliveries back down to the loading area and deliver between 8:00 a.m. and 5:00 p.m. He further stated that the store is working with the Township Fire Inspector and is in the final stages of addressing the issues related to the building's sprinkler system.

### Signage

The applicant proposed installation of a *Garden Center sign* on the canopy structure. Because the building already contains a primary wall sign, relief is required for a second wall-mounted sign.

The applicant agreed to revise the plans to include signage details and submit them prior to the Board's vote on the memorializing resolution.

### Fencing

The applicant proposed replacing the existing 6-foot fence along the frontage with an 8-foot security fence. The Board discussed maintaining consistent fence height for security purposes.

### Traffic Circulation

The traffic circulation pattern will remain unchanged.

The applicant agreed to provide turning templates demonstrating circulation for:

- Tractor trailer deliveries
- Recreational vehicles
- Vehicles accessing propane services

### Propane Operations

Propane filling will be limited to portable or accessory tanks, such as BBQ tanks or RV accessory tanks.

The site will not function as a propane fueling station for propane-powered vehicles.

Propane service will require employee assistance and the gated area will remain secured.

### Fire Safety

The Board discussed fire safety considerations related to the propane installation.

Conditions discussed included:

- Compliance with requirements of the New Jersey Department of Community Affairs.
- Inspection by the Township Fire Marshal prior to issuance of a Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO).
- Coordination with Township Office of Emergency Management (OEM).
- Installation of Knox Box access for emergency responders.

Mr. Brady also noted that an existing sprinkler system violation must be addressed prior to issuance of a TCO or CO.

Additional conditions discussed included:

- Submission of a county exemption letter.
- Submission of an exemption letter from the Upper Delaware Soil Conservation District.
- Revised ADA parking configuration.
- Submission of an as-built survey upon project completion.
- Thermoplastic pavement striping.

A motion was made by Mr. Albinson, seconded by Mr. Bono to authorize Mr. Brady to prepare a resolution of approval incorporating the discussed conditions, with final action to be taken after revised plans are submitted and reviewed. **Roll Call:**

*Larry Bono, Chris Darmstatter, Joanne Kanapinski, Joe Konopinski, Jon Morris, Justin Vander Groef, Michael Walther, Victoria Gill,*

*Alternates: George Unverzagt, Keith Albinson, Hunter Space.*

## **BOARD DISCUSSION**

The Board discussed review procedures involving the Township Fire Official and potential updates to the application checklist related to fire safety review.

## **ADJOURNMENT**

A motion to adjourn was made by Mr. Morris, seconded by Mr. Albinson, the meeting was adjourned at 8:15pm

***Respectfully Submitted,***

***Michelle Buskiewicz ~ Secretary***