

April 21, 2026 Land Use Board Minutes

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

Mr. Morris invited all present to participate in the Pledge of Allegiance.

ROLL CALL

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

MINUTES

February 17, 2026, Mr. Morris asked if all members had an opportunity to review the February 17, 2026, meeting minutes and if there were any questions or corrections.

Motion: Mr. Albinson **Second:** Mr. Vander Groef. **Roll call:** Chris Darmstatter, Joanne Kanapinski Joe Konopinski, Jon Morris, Justin Vander Groef, Michael Walther, Alternates: George Unverzagt, Keith Albinson

March 5, 2026, Mr. Morris asked if all members had an opportunity to review the March 5, 2026, meeting minutes and if there were any questions or corrections.

Motion: Mr. Albinson **Second:** Mr. Konopinski **Roll call:** Chris Darmstatter, Joanne Kanapinski Joe Konopinski, Jon Morris, Justin Vander Groef, Michael Walther, Alternates: George Unverzagt, Keith Albinson

RESOLUTIONS

Mr. Brady explained that the next three ordinances were memorializing prior recommendations made by the Board to the Governing Body for adoption.

Ordinance No. 05-2026 – Affordable Housing

Motion: Mr. Konopinski **Second:** Mr. Vander Groef **Roll call:** Joe Konopinski, Justin Vander Groef, Michael Walther, Keith Albinson

Ordinance No. 06-2026 – Set Asides

Motion: Mr. Albinson **Second:** Mr. Konopinski **Roll call:** Joe Konopinski, Justin Vander Groef, Michael Walther, Keith Albinson

Ordinance No. 07-2026 – Hamlet Zones

Motion: Mr. Albinson **Second:** Mr. Walther **Roll call:** Joe Konopinski, Justin Vander Groef, Michael Walther, Keith Albinson

Barry and Carol Ann Weshnak – Voluntary Vacation Resolution

Mr. Brady explained that the applicant requested abandonment of a prior approval that had never been perfected or implemented. The resolution would memorialize the voluntary vacation of that approval for future record purposes.

Mr. Morris asked whether all Board members were eligible to vote. Mr. Brady confirmed that all members present could participate, as the matter was considered a new action.

Motion: Mr. Konopinski **Second:** Mr. Unverzagt **Roll call:** Chris Darmstatter, Joanne Kanapinski Joe Konopinski, Jon Morris, Justin Vander Groef, Michael Walther, George Unverzagt, Keith Albinson.

APPLICATIONS

L-2025-17

Tractor Supply

Block 44 / Lot 17

775 State Rt 23

Preliminary & Final Site Plan

Mr. Brady stated that the application was a continuation of the February 17, 2026, meeting. He explained that revised plans had been submitted following comments from the Board and Board Engineer.

Matt Posada of Sills, Cummis, & Gross appeared on behalf of the applicant along with project engineer Jake Maier. Mr. Posada explained that the application involved amended preliminary and final site plan approval for the existing Tractor Supply store, specifically related to the proposed garden center and installation of an above-ground propane storage tank.

Mr. Maier summarized revisions made in response to the HPA review comments, including:

- Revised delivery circulation patterns
- ADA parking configuration updates
- Garden center layout modifications
- Signage revisions requiring variance relief
- Circulation and striping revisions
- Vehicle turning movement adjustments
- Proposed security bollards near the building corner
- Lighting details
- Knox Box and Knox Pad coordination with the Fire Official
- Additional operational and safety notes

Mr. Knutelsky reviewed the revised plans and indicated that the applicant adequately addressed the Board's prior concerns. He stated that additional revised plans would still be required as part of resolution compliance.

Mr. Vander Groef noted for the record that Tractor Supply had satisfied all outstanding requirements identified by the Fire Official.

Mr. Brady summarized the proposed conditions of approval, including:

- Compliance with the April 16, 2026, Engineer's Report
- Compliance with prior February 13, 2026, Engineer comments
- Review of final lighting
- DCA approval for propane storage
- Soil Conservation District exemption/approval
- County site plan waiver
- Installation of signage prohibiting propane tanks inside the building
- Security bollards
- Knox Box requirements
- No fueling of propane-powered vehicles on site
- Revised circulation and turning templates

Motion: Mr. Konopinski **Second:** Mr. Unverzagt **Roll call:** Chris Darmstatter, Joanne Kanapinski, Joe Konopinski, Jon Morris, Justin Vander Groef, Michael Walther, George Unverzagt, Keith Albinson.

L-2026-02

Michael Cecchini

Block 135 / Lot(s) 6.01,6.31,6.32
Sherman Ridge Rd and Roberts Way
Lot Line Adjustment

Mr. Knutelsky reviewed the application for completeness and recommended temporary waivers for checklist items related to:

- Prior resolutions
- Letter of Interpretation (LOI)
- Tax assessor confirmation of lot numbers

With the requested waivers, the application was deemed complete. Mr. Darmstatter stepped down from the dais.

Applicant Michael Cecchini and engineer/planner/surveyor Ken Dykstra were sworn in before the Board.

Mr. Dykstra explained that the application involved a minor lot line adjustment between Lots 6.31 and 6.32, originally created through a 2021 subdivision approval. The application proposed enlarging the two existing residential lots while slightly reducing the size of the remaining parcel.

The revised lot areas were identified as follows:

- Remaining parcel: reduced from 53.169 acres to 52.216 acres
- Lot 6.31: increased from 1.501 acres to 1.957 acres
- Lot 6.32: increased from 1.509 acres to 2.006 acres

Mr. Dykstra testified that:

- No new variances were being created or intensified
- Existing conservation easements would remain in effect
- NJDEP would be notified of ownership changes
- No additional development approvals were being sought at this time
- Future development on the undeveloped lot would require separate municipal approvals

Mr. Cecchini explained the history of the property, noting that the original subdivision proposal had been significantly reduced and that the property had been preserved as a woodland management stewardship property.

Mr. Knutelsky stated that the applicant had adequately addressed all comments contained in the April 16, 2026, Engineer's Report.

Mr. Brady noted conditions of approval including:

- Review of deeds and legal descriptions
- Notification to NJDEP regarding ownership changes
- Outside agency approvals as required

Motion: Mr. Vander Groef **Second:** Mr. Albinson **Roll call:** Joanne Kanapinski, Joe Konopinski, Jon Morris, Justin Vander Groef, Michael Walther, George Unverzagt, Keith Albinson.

DISCUSSIONS

Mr. Vander Groef discussed concerns regarding temporary banner and canvas signs throughout the Township and the need to review and potentially revise the Township sign ordinance.

Discussion included:

- Regulation of temporary versus permanent signs
- Enforcement concerns
- Safety concerns involving unsecured temporary signs
- Insurance requirements for temporary signage
- Supporting local businesses while maintaining ordinance compliance

Mr. Brady offered to review any proposed ordinance amendments prepared by staff.

Mr. Brady provided an update regarding the MNL Farm / Allegretti appellate litigation. He advised that oral arguments had been heard before the Appellate Division and that a decision was expected within approximately 60 days.

The Board also discussed ongoing litigation involving When Pigs Fly and related enforcement matters.

Mr. Morris opened the meeting to the public. Seeing no public comment, the public portion was closed.

ADJOURNMENT

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

Respectfully Submitted,

Michelle Buskiewicz

Secretary