

DECEMBER 20, 2011

A special meeting of the Wantage Township Land Use Board was held on Tuesday, December 20, 2011 at the Wantage Township Municipal Building. 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.

ROLL CALL

PRESENT: Mssrs.. Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Smith. Mmes. Gill and Kanapinski, Attorney Jeanne Ann McManus, Engineer Harold Pellow.

ABSENT: Mssrs. Stefanelli and VanderGroef.

MINUTES

Mr. Slate made a motion seconded by Mr. Bono to adopt the minutes of November 29, 2011.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

RESOLUTIONS

L-37-2004 BRUCE MORSE

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of November 29, 2011 granting extension of preliminary major subdivision to Bruce Morse for Block 43, Lot 13.01 located on Layton Road in the Residential Environs zone pursuant to N.J.S.A. 40:55D-49(c), subject to the following terms and conditions:

1. The extension granted herein shall expire on December 16, 2012.
2. All terms and conditions of the Board's aforementioned major subdivision approval, unless amended herein, shall remain in full and effect.
3. Subject as well to the requirements of the Board's Engineer set forth in the December 15, 2009 report of Harold E. Pellow & Associates, Inc.
4. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-16-2008A 565 LAND DEVELOPMENT

Mr. Grau made a motion seconded by Mr. Slate to adopt the resolution memorializing the Board's decision of November 29, 2011 granting approval to include compost in a soil removal operation along with amended preliminary and final site plan approval to 565 Land Development, LLC for Block 117, Lot 38.01 located on Route 565 in the HC and R-5 zones pursuant to N.J.S.A. 40:55D-70(d), N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50 subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plan submitted and approved.
2. This approval is granted strictly in accordance with the plat as finally revised and approved and signed off on by the Board Engineer.
3. Applicant shall adhere to all of the specific recommendations of Mr. Pellow which were provided at the time of the hearings but also to any additional reports he prepares during the review process and implementation of the use.

4. All terms of the previous approvals shall remain in full force and effect.
5. Applicant shall provide for the testing of the Conforth well on a regular basis as determined by the Board Engineer. Said test to be submitted to his office. Any additional requirements by the Township Engineer shall be adhered to by the Applicant.
6. Pre-construction Meeting at least seventy-two (72) hours before any construction, a pre-construction meeting shall be held with municipal representatives, the Developer and its engineers and contractors. The meeting shall be held only after the Engineer's opinion of probable cost has been submitted to the municipality for computation of engineering and inspection fees posted, the form of which is to be approved by the Municipal Engineer.
7. Prior to the issuance of any construction permit, the Applicant shall file with the Board and Construction Official an affidavit verifying that the Applicant is in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.
8. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
9. Certificate that taxes are paid to date of approval.
10. Sussex County Planning Board approval, if required.
11. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Grau, Slate, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-4-2009 ERIC TURNQUIST

Mr. Grau made a motion seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of November 29, 2011 granting modification of a condition to Eric Turnquist for Block 17, Lots 3, 25 & 27 located on Route 565 in the ML zone pursuant to N.J.S.A 40:55D-47.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-11-11 OWEN & STEPHANIE VALKEMA

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of November 7, 2011 granting preliminary and final site plan approval with ancillary "c" variance relief to Owen & Stephanie Valkema for Block 4, Lot 5 located on Route 23 in the HC and I zones, pursuant to N.J.S.A. 40:55D-46, N.J.S.A. 40:55D-50 and N.J.S.A. 40:55D-70c subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved.
2. The Applicants shall specifically abide by all of the terms and conditions contained in Mr. Pellow's report as discussed at the October 18, 2011 hearing.
3. No alterations to the site shall be made without the express approval of Mr. Pellow's office.
4. Applicants shall be responsible for maintaining vegetation under the panels which shall consist of a grass seed mix in accordance with specific recommendations of the Board Engineer's office.
5. Final as-built plans shall be submitted after construction.
6. Prior to the issuance of any construction permit, the Applicants shall file with the Board and Construction Official an affidavit verifying that the

Applicants are in receipt of all necessary agency approvals other than the municipal agency having land use jurisdiction over the application and supply a copy of any approvals received.

7. Payment of all fees, costs, escrows due or to become due. Any monies are to be paid within twenty (20) days of said request by the Board's Secretary.
8. Certificate that taxes are paid to date of approval.
9. Sussex County Planning Board approval.
10. Subject to all other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, or any other jurisdiction.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, DeBoer, Gaechter, Grau, Slate.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

L-10-2008 CARROLL QUINN

The applicant is requesting extension of preliminary major subdivision approval originally granted on December 16, 2008. The property is known as Block 113, Lots 2.01 & 2.03 and is located on Libertyville and Fernwood Roads.

Mr. Carroll Quinn appeared before the Board.

Mr. Cecchini made a motion seconded by Mr. Bono to grant a one-year extension.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-11-12 MAINLAND SUSSEX, LLC

The applicant is seeking three (3) "c" variances and minor site plan waiver to replace the existing signage at the Wantage Shopping Center with new signage. The property is known as Block 7, Lots 12 & 13.02 and is located on Route 23 in the HC zone.

Edward Mainardi, Esq. and William Mainardi, owners of Mainland Sussex, and Mr. John Janis, principal of Butler Sign Company, appeared before the Board.

The applicant explained that various items were being requested as follows: Approval to modify the provisions of the resolution of approval of the Land Use Board memorialized on July 30, 2002 to replace the green wall signs at each individual business with new colored and lighted signs that more accurately reflect each individual business logo, "c" variances to replace the existing freestanding pylon sign on the site with a new pylon sign 42 ft high instead of the existing 40 ft. high sign and more square footage than the existing sign with 270 sq.ft. The applicant proposed 360.83 sq.ft. in order to be able to accommodate all the signs for all the businesses, and a "c" variance permitting a storefront sign on the side of the building to serve the existing Laser One occupancy. The applicant is requesting a waiver of site plan review because the proposed changes on the site do not impact parking, circulation, drainage, landscaping, buffering or other site plan issues. Mr. Janis indicated that the proposed new signage would be internally illuminated by LED lighting.

Mr. Pellow's report dated November 21, 2011 was reviewed. The applicant had submitted pictures of the proposed signs for the Board's review. The proposed signs were satisfactory. It was discussed that the freestanding sign would have the site's address. The applicant originally proposed a 45 ft. high sign. However, the Board preferred a lower sign and the applicant agreed to make it 3 ft. lower to 42 ft. high.

Mr. Slate made a motion seconded by Mr. Grau to grant variance approval to this application for a lower free standing sign, an additional sign on the side of the building, the wall sign area for the new free standing sign with the electric shelf moved over to the side in order to make it less visible to the public. The motion was also subject to Mr. Pellow's report.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, DeBoer, Gaechter, Grau, Slate, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Stella Salazar
Secretary