

**JULY 24, 2012**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday July 24, 2012 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, Grau, Smith, Stefanelli, Valkema. Mmes. Gill and Kanapinski. Attorney Glenn Kienz, Engineer Harold Pellow.

ABSENT: Mssrs. Slate, Bassani, Gaechter, VanderGroef.

**MINUTES**

Mr. Grau made a motion seconded by Mr. Cecchini to adopt the minutes of June 26, 2012.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Grau, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

**RESOLUTIONS**

**ABD WANTAGE, INC.**

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of June 26, 2012 to grant second extension of major subdivision approval to ABD Wantage, Inc. for Block 54, Lots 8.01, 10, 10.08 and 14, located on Lowe Road, Smith Road and County Route 650 in the Residential Environs Zone, pursuant to N.J.S.A. 40:55D-52, subject to the following terms and conditions:

1. The extension granted herein shall be continued to July 28, 2013.
2. All terms and conditions of the Board's aforementioned final major subdivision approval unless amended herein, shall remain in full force and effect.
3. 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, Grau, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

**L-12-13 DEAN FREY EQUIPMENT SALES, LLC**

Mr. Grau made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of June 26, 2012 to grant waiver of site plan to Dean Frey Equipment Sales LLC for Block 116, Lot 1.03, located on Route 565 in the HC Zone, pursuant to N.J.S.A. 40:55D-46.1 and N.J.S.A. 40:55D-51, subject to the following terms and conditions:

1. The Applicant shall use the property in accordance with the testimony presented specifically keeping all equipment to the side or rear of the existing building and using the front parking area for customers' vehicles.
2. Applicant shall be permitted to put a sign on the property providing it conforms to all Sign Ordinance requirements.
3. The Applicant shall be required to improve the first 50 feet of the drive from the edge of the pavement by September 1, 2012 and the balance up to the flat area by 2013.
4. The Applicant shall be permitted to display in the unpaved area near the bend of the driveway one (1) piece of equipment.

5. All of the changes shall be reflected on a revised site plan which shall be subject to the review and approval of the Board Engineer.
6. 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.
7. Certificate that taxes are paid to date of approval.
8. 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, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

### **GENERAL BUSINESS**

### **DISCUSSION OF CODE ENFORCEMENT**

**Signage:** It was discussed that a plan to enforce allowed signs would be in place. The Zoning Officer would monitor several sites and follow up with letters to property owners.

**Display items:** New measures were discussed in order to monitor the items and the number of items that are being displayed by several businesses.

**Meeting with Bicsak:** Mr. Kienz informed the Board that he met with the two attorneys, one representing Bicsak and the other representing the company moving the product and that they had asked for an extension to continue discussions. It was decided that an extension to Thursday, 9/6/12 at 9:00 a.m. would be granted.

**John Maione:** Mr. Kienz stated that Mr. Maione would like to put in the loop road when he gets the CO for the 9<sup>th</sup> building.

**RER:** Mr. Smith stated that RER had obtained approval from the county to expand the recycling. Mr. Smith stated that he had had a chance to review that application.

### **PUBLIC PORTION**

**Kathy Gorman:** Ms. Gorman appeared before the Board to discuss the signs in Lake Neepaulin. The Board decided that after review by the Zoning Officer, if she was still not happy with his findings and with his decision, she could then appeal to the Land Use Board.

**Anne Smulowicz:** made a comment regarding the signs that businesses are placing by the road. She felt that business owners should be given a break due to the hard economic conditions. Ms. Smulowicz wanted to file a complaint regarding the dust conditions that were left by Rachel Manor and by the excavations currently being done at the Bicsak site. Mr. Smith stated that the operations had been shut down approximately two weeks ago. Mr. Kienz stated that he would call their attorneys to have them deal with the dust and that he would deal with it between July 25<sup>th</sup> and the next day.

### **ADJOURNMENT**

On a motion duly made seconded and carried, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Stella Salazar  
Secretary