

## **NOVEMBER 27, 2012**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, November 27, 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, Bassani, Gaechter, Smith, Stefanelli, VanderGroef. Mmes. Gill and Kanapinski. Attorney Glenn Kienz, Engineer Harold Pellow.  
ABSENT: Mssrs. Grau, Slate, Valkema.

### **MINUTES**

Mr. Cecchini made a motion seconded by Mr. Gaechter to adopt the minutes of October 23, 2012.

THOSE IN FAVOR: Cecchini, Bassani, Gaechter, Stefanelli, Smith.  
THOSE OPPOSED: None. MOTION CARRIED.

### **RESOLUTIONS**

#### **L-9-2008 WHEN PIGS FLY**

Mr. Gaechter made a motion seconded by Mr. Bassani to adopt the resolution memorializing the Board's decision of October 23, 2012 granting extension of preliminary and final major site plan approval to When Pigs Fly, LLC for Block 18, Lots 12.08 and 5, located on Sussex County Route 565 in the Industrial and Airport Hazard Zone, granting an extension until February 17, 2014, subject to the following terms and conditions:

1. All terms and conditions of the previous approvals are running in full force and effect.

ROLL CALL VOTE:

THOSE IN FAVOR: Bassani, Gaechter, Stefanelli, Smith.  
THOSE OPPOSED: None. MOTION CARRIED.

#### **L-11-06 CHRISTIAN LEONE PROPERTIES I, LLC**

Mr. Cecchini made a motion seconded by Mr. Bassani to adopt the resolution memorializing the Board's decision of October 23, 2012 granting extension of minor subdivision approval to Christian Leone Properties I, LLC for Block 26, Lot 4, located on Old Route 84 in the RE-5 Zone, pursuant to N.J.S.A. 40:55D-47 and N.J.S.A. 40:55D-49, 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. The terms and conditions of the previous Resolutions in this matter shall remain in full force and effect.
3. 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.
4. The Deed recorded memorializing this subdivision shall specifically refer to this Resolution and shall be subject to the review and approval of the Board Engineer and Board Attorney. The Applicant shall record the Subdivision Deed within 190 days of the memorializing Resolution being adopted. Failure to do so shall render this approval null and void.

5. 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.
6. Certificate that taxes are paid to date of approval.
7. Sussex County Planning Board 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: Cecchini, Bassani, Gaechter, Stefanelli, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

**L-11-07 HENSLEY HOLDINGS, LLC**

Mr. Cecchini made a motion seconded by Mr. Bassani to adopt the resolution memorializing the Board's decision of October 23, 2012 granting extension of minor subdivision approval to Hensley Holdings, LLC for Block 32, Lot 9, located on Mt. Salem Road in the R-5 Zone, pursuant to N.J.S.A. 40:55D-47, 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. The terms and conditions of the previous Resolutions in this matter shall remain in full force and effect.
3. 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.
4. 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.
5. The Deed recorded memorializing this subdivision shall specifically refer to this Resolution and shall be subject to the review and approval of the Board Engineer and Board Attorney. The Applicant shall record the Subdivision Deed within 190 days of the memorializing Resolution being adopted. Failure to do so shall render this approval null and void.
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. Sussex County Planning Board approval.
9. 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, Bassani, Gaechter, Stefanelli, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

**APPLICATIONS**

**L-12-15 BARRY & CAROL WESHNAK TRUST**

The applicant is proposing a lot line adjustment to increase the area of one lot and to provide additional road frontage on the other lot. The property is known as Block 120, Lots 13.01 & 14 and is located on Haggerty Road.

The applicant had requested to carry this application to the next meeting of the Land Use Board.

On a motion duly made seconded and carried, this application was carried to the January 22, 2013 meeting.

#### **L-10-2008 CHAMPAGNE RIDGE/CARROLL QUINN**

The applicant is requesting extension of preliminary major subdivision approval. The original approval was granted on September 23, 2008 and memorialized on December 16, 2008. The property is known as Block 113, Lots 2.01 and 2.03 and is located on Fernwood Road in the RE-5 zone.

Mr. Carroll Quinn appeared before the Board.

After a short discussion, the Board determined that the application fell under the Permit Extension Act. Such extension would then run through June 30, 2015.

Mr. Cecchini made a motion seconded by Ms. Gill to grant the approval.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Bassani, Gaechter, Stefanelli, Gill, Kanapinski, VanderGroef, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

#### **L-4-2009/L-4-2009A ERIC TURNQUIST**

The applicant is requesting extension of preliminary major subdivision. The original approval was granted on July 28, 2009 and memorialized on September 22, 2009. An extension to June 23, 2010 was granted in January of 2010. The property is known as Block 17, Lots 27, 3 & 25 and is located on Route 565.

Attorney Michael Gaus appeared before the Board on behalf of the applicant.

After a short discussion, the Board determined that the application fell under the Permit Extension Act. Such extension would then run through June 30, 2015.

Mr. Bono made a motion seconded by Ms. Gill to grant the approval.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Bassani, Gaechter, Stefanelli, Gill, Kanapinski, VanderGroef, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

#### **GENERAL BUSINESS**

The December 18, 2012 meeting was cancelled.

The old tire dump on Old Route 84 was discussed. Photos to be forwarded by Mr. Gaus.

Mr. Kienz and Pat Stefanelli brought up the issue of cell towers that are coming up with upgrades.

Mr. Pellow stated that he had been working on Route 23, the airport, wetlands, etc. for the zoning maps. He stated that most of the work was to be done by the end of December.

**ADJOURNMENT**

On a motion duly made seconded and carried, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Stella Salazar  
Secretary