

## **JANUARY 22, 2013**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, January 22, 2013 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, DeBoer, Grau, Smith, VanderGroef.  
Mmes. Gill, Kanapinski. Attorney Glenn Kienz, Engineer Harold Pellow.  
ABSENT: Mssrs. Stefanelli, Slate, Valkema.

Board member Ms. Gill arrived at 7:35 p.m. Board member Mr. VanderGroef arrived at 7:50 p.m.

### **REORGANIZATION**

Mr. Kienz proceeded to administer the oath of office to the newly appointed members.

Ms. Gill made a motion seconded by Mr. Cecchini to nominate Mr. James Smith as Chairman of the Land Use Board for 2013. A voice vote was unanimously in favor.

Mr. Bono made a motion seconded by Ms. Gill to nominate Mr. Ronald Slate as Vice Chairman of the Land Use Board for 2013. A voice vote was unanimously in favor.

Mr. Cecchini made a motion seconded by Mr. Bono to nominate Mr. Harold Pellow and the firm Harold Pellow & Associates as Engineer of the Land Use Board and Planner for 2013. A voice vote was unanimously in favor.

Mr. Cecchini made a motion seconded by Ms. Gill to nominate Mr. Glenn Kienz and the firm Weiner Lesniak as Attorney for the Land Use Board for 2013. A voice vote was unanimously in favor.

Mr. Cecchini made a motion seconded by Mr. Grau to nominate Ms. Stella Salazar as Secretary of the Land Use Board for 2013. A voice vote was unanimously in favor.

Ms. Kanapinski made a motion seconded by Ms. Gill to name the New Jersey Herald and the Sunday Herald as the official newspapers of the Land Use Board for 2013. A voice vote was unanimously in favor.

The meeting dates for the Board were designated as work session, if necessary, on the third Tuesday and regular meetings on the fourth Tuesday of each month in 2013, except December. The dates are as follows: January 22, February 19 and 26, March 19 and 26, April 16 and 23, May 21 and 28, June 18 and 25, July 16 and 23, August 20 and 27, September 17 and 24, October 15 and 22, November 19 and 26, December 17, January 21 and 28, 2014.

Mr. Cecchini made a motion seconded by Mr. Grau to approve the aforementioned dates. A voice vote was unanimously in favor.

### **MINUTES**

Mr Cecchini made a motion seconded by Mr. Bassani to adopt the minutes of November 27, 2012.

### **ROLL CALL VOTE:**

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

THOSE OPPOSED: None. MOTION CARRIED.

## **RESOLUTIONS**

### **L-10-2008 CARROLL QUINN**

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of November 27, 2012 granting second extension of preliminary major subdivision approval to Carroll T. Quinn for Block 113, Lots 2.01 and 2.03, located at 40 Fernwood Road in the R-5 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 June 30, 2015.
2. All terms and conditions of the Board's aforementioned 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, Bassani, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

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

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of November 27, 2012 granting extension of final major subdivision approval to Eric Turnquist for Block 17, Lots 27.01, 3, and 25 located on County Route 565 in the RE-5 and ML zones, 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 June 30, 2015.
2. All terms and conditions of the Board's aforementioned preliminary major subdivision, use variances and de minimis exceptions from the RSIS 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, Bassani, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of November 27, 2012 granting extension of preliminary major site plan approval and variances to Eric Turnquist for Block 17, Lot 27.01 located on County Route 565 in the RE-5 and ML zones until June 30, 2015, 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: Bono, Cecchini, Bassani, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of November 27, 2012 granting extension of preliminary major site plan approval and variances to Eric Turnquist for Block 17, Lot 27.02 located on County Route 565 in the RE-5 and ML zones until June 30, 2015, 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: Bono, Cecchini, Bassani, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of November 27, 2012 granting extension of preliminary major site plan approval and variances to Eric Turnquist for Block 17, Lot 27.03 located on County Route 565 in the RE-5 and ML zones until June 30, 2015, 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: Bono, Cecchini, Bassani, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of November 27, 2012 granting extension of preliminary major site plan approval and variances to Eric Turnquist for Block 17, Lot 27.04 located on County Route 565 in the RE-5 and ML zones until June 30, 2015, 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: Bono, Cecchini, Bassani, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

Mr. Cecchini made a motion seconded by Mr. Bono to adopt the resolution memorializing the Board's decision of November 27, 2012 granting extension of preliminary major site plan approval and variances to Eric Turnquist for Block 17, Lot 27.06 located on County Route 565 in the RE-5 and ML zones until June 30, 2015, 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: Bono, Cecchini, Bassani, Gill, Kanapinski, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

## **APPLICATIONS**

### **L-37-2004 BRUCE MORSE**

The applicant is requesting an extension of preliminary major subdivision approval. The property is known as Block 43, Lot 13.01 and is located on Layton Road. The original approval was granted on November 25, 2008 and a resolution was memorialized on December 16, 2008. An extension was granted on December 20, 2011 to December 16, 2012.

The applicant did not appear before the Board. The Board decided to carry this application to the February 26, 2013 meeting.

### **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 and 14 and is located on Haggerty Road.

Engineer Allen Campbell appeared before the Board on behalf of the applicant.

Mr. Campbell presented a summary of the application. Mr. Campbell introduced Exhibit A1. He explained that the applicant proposed to subdivide 0.751 acres from Lot 14 to be conveyed to Lot 13.01 and to subdivide 4.244 acres from Lot 13.01 to be conveyed to Lot 14. Lot 14 would be 6 acres and resultant Lot 13.01 would be 160.746 acres.

Mr. Pellow's report dated November 26, 2012 revised December 12, 2012 was reviewed. There were no issues as both lots would conform to area and dimensional requirements for the RE-5 acre zone and no variances were needed. The report noted that Road Trust Fund was required since no new lots were being created.

Mr. Cecchini made a motion seconded by Ms. Gill to approve this application.

**ROLL CALL VOTE:**

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

THOSE OPPOSED: None. MOTION CARRIED.

**INFORMAL**

Mr. Don Bassani appeared before the Board with questions concerning a property located on Route 23. He stated that he wished to demolish a dwelling. The Board explained to him that he could demolish it. However, if he wanted to rebuild, he would have to come in with a minor site plan.

**GENERAL BUSINESS**

Mr. Bassani had questions regarding the solar farm relating to the construction of Clark Road.

Mr. Smith informed the Board that they would soon start with revisions to the Master Plan, with focus on Route 23 corridor and McCoys corner.

**ADJOURNMENT**

On a motion duly made seconded and carried, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Stella Salazar  
Secretary