

## **FEBRUARY 26, 2013**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, February 26, 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, Slate, Smith, Stefanelli, VanderGroef, Mme. Gill, Attorney Glenn Kienz, Engineer Harold Pellow.

ABSENT: Mr. Valkema, Mme. Kanapinski.

### **MINUTES**

Mr Cecchini made a motion seconded by Mr. Grau to adopt the minutes of January 22, 2013.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

### **RESOLUTIONS**

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

Mr. Grau made a motion seconded by Mr. Bassani to adopt the resolution memorializing the Board's decision of February 26, 2013 granting extension of preliminary major subdivision approval to Bruce Morse for Block 43, Lot 13.01 located on Layton Road pursuant to N.J.S.A. 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, 2013.
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, Bassani, DeBoer, Grau, Slate, Stefanelli, Gill, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

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

Mr. Grau made a motion seconded by Mr. Cecchini to adopt the resolution memorializing the Board's decision of January 22, 2013 granting minor subdivision approval to Barry & Carol Weshnak Trust for Block 120, Lots 13.01 & 14 located on Haggerty Road 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 plans submitted and approved specifically entitled "Minor Subdivision/Lot Line Adjustment, Lots 13.01 & 14 in Block 120, Haggerty Road for Barry Weshnak, Wantage Township, Sussex County, New Jersey dated October 2012" prepared by Robert L. Campbell and Associates having a latest revision date of 12/17/12.
2. 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.

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: Bono, Cecchini, Bassani, DeBoer, Grau, Gill, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

#### **ATTORNEY CONTRACT RESOLUTION**

Mr. Cecchini made a motion seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of January 22, 2013, to accept the contract for the Attorney to the Land Use Board for the year 2013.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

#### **A&T CELL TOWER APPLICATIONS**

Mr. Grau made a motion seconded by Mr. Cecchini to adopt the resolutions granting site plan waivers to the following properties:

Block 17, Lot 7 - 136 Lewisburg Road - Silo Tower  
Block 165, Lot 35 - 8 Ranger Lane - Lattice Tower  
Block 27, Lot 1 - 3 Old Route 84 - Silo Tower  
Block 24, Lot 1.01 - 269 Route 284 - Monopole Tower  
Block 7, Lot 12 - 205 Route 23 North - Water Tank Tower  
Block 39, Lot 4.01 - 934 Route 23 North - Silo Tower  
Block 151, Lot 1.01 - 160 Route 23 North - Silo Tower

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Cecchini, Bassani, DeBoer, Grau, Slate, Stefanelli, Gill, 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.

Mr. Bruce Morse appeared before the Board. He stated that he was requesting this extension due to the poor economic conditions. The Board made him aware that this was his second extension and agreed to grant him the extension to December 16, 2013.

Mr. Grau made a motion seconded by Mr. Bassani to approve this extension request.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED

### **INFORMAL**

Mr. Bob Barry of High Point Auto Sales appeared before the Board. Mr. Barry wished to inquire about removing the steel barrier along the front of his business. The Board suggested that he would need to come in with an amended site plan application and that he should come in for a Concept Meeting with the Subcommittee of the Board.

There were no members of the public wishing to come forward on this application or on any of the issues discussed at the meeting.

### **ADJOURNMENT**

On a motion duly made seconded and carried, the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Stella Salazar  
Secretary