

APRIL 23, 2013

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, April 23, 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, Bassani, DeBoer, Grau, Slate, Smith, Stefanelli, VanderGroef, Valkema. Mmes. Gill and Kanapinski, Attorney Glenn Kienz, Engineer Harold Pellow.
ABSENT: Mr. Cecchini.

Attorney Kienz arrived at 7:45 p.m.

MINUTES

Mr. Grau made a motion seconded by Mr. Bono to adopt the minutes of March 26, 2013.

ROLL CALL VOTE:

THOSE IN FAVOR: Bono, Bassani, DeBoer, Grau, Slate, Stefanelli, Gill, Kanapinski, VanderGroef, Valkema.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

L-12-17 FRANKLIN SUSSEX REALTY, LLC

The applicant is seeking waiver of site plan approval and a site plan amendment to store vehicles from various automobile dealerships. The property is known as Block 7, Lots 12 and 13.02 and is located on Route 23 in the Highway Commercial zone.

Attorney Lisa Thompson, Architect Kenneth Fox, and Principal Eric Nielsen appeared before the Board.

The professionals made a brief presentation of the application. It was discussed that the cars had to be moved out of Sussex Borough due to the Route 23 realignment.

Mr. Pellow's report was reviewed. It was discussed that approximately 250 cars would be stored at the Wantage Shopping Plaza on both sides of the parking lot. Mr. Nielsen stated that he would have a six-month agreement with the landlord and that it would be month-to-month thereafter. A discussion followed and it was decided that the applicant and the landlord would provide a letter to either Mr. Pellow, Mr. Stefanelli, or Ms. Salazar regarding the six-month status. No additional signage would be placed for this use. It was mentioned that the average trips generated from the car storage would depend on the need and that it could range from none to about 10 trips.

Ms. Gill asked if it was normal to have this much inventory as she thought over the past two years it seemed excessive.

Mr. Grau made a motion seconded by Mr. Bassani to approve this application subject to Mr. Pellow's report.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

GENERAL ISSUES

Mr. Smith offered an explanation on the operations of GS Solar on Route 23. He spoke about the issues at Sussex Airport regarding maintenance and upkeep. He spoke about the amnesty program for business owners from the subcommittee standpoint and stated that the original idea was no longer being considered. Regarding the Master Plan meeting, Mr. Smith stated that some changes were being discussed in reference to wetlands from Industrial to R-5. He added that Sussex Borough was doing rehabilitation of the property where the cookie factory was located and that Wantage was to try and tie it.

The meeting was opened to the public. Ms. Anne Smulewicz stated that she arrived late and inquired if Bicsak had been discussed. She was informed that it had not been discussed. Ms. Smulewicz expressed her concern with blasting and silicone dust that can come out. She stated that she was not one to call DEP but she was concerned about the environment and that she would like the Board to protect her and her husband. She was informed that the issue was state controlled.

Mr. Rocco Russo explained how harmful silicone dust is for one's health.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 8:25 p.m.

Respectfully submitted,

Stella Salazar
Secretary