

SEPTEMBER 24, 2013

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, September 24, 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. Cecchini, Bassani, DeBoer, Grau, Slate, Smith, Stefanelli, Vander Groef, Valkema, Mmes. Gill and Kanapinski, Attorney Glenn Kienz, Engineer Harold Pellow.

ABSENT: Mr. Bono.

Board member DeBoer arrived at 7:45 p.m.

MINUTES

Mr. Cecchini made a motion seconded by Ms. Gill to adopt the minutes of August 27, 2013.

ROLL CALL VOTE:

THOSE IN FAVOR: Cecchini, Stefanelli, Gill, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

RESOLUTIONS

L-9-2009 ABD WANTAGE, INC.

Mr. Cecchini made a motion seconded by Ms. Gill to adopt the resolution memorializing the Board's decision of August 27, 2013 granting third one year extension of final major subdivision approval to ABD Wantage, Inc. for Block 54, Lots 8.01, 10 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, 2014.
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: Cecchini, Gill, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-13-03A ROLLING HILLS PROPERTIES II, LLC

The Board discussed some corrections and changes that were made to the resolution prior to its approval.

Mr. Cecchini made a motion seconded by Ms. Gill to adopt the resolution, with corrections, memorializing the Board's decision of August 27, 2013 granting amended minor subdivision approval with modifications to other conditions of approval to Rolling Hills Properties II, LLC for Block 26, Lot 5.01, located on Old Route 84, in the RE-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 plans submitted.
2. Applicant shall adhere to all the specific recommendations contained in Mr. Pellow's August 19, 2013 report as was reviewed and discussed at the time of the hearing.

3. Final location of the driveway shall be subject to the review and approval of the Board Engineer prior to the issuance of the construction permit.
4. Condition No. 4 of the May 22, 2012 Resolution is modified to permit 2 driveways subject to the other conditions contained herein.
5. The driveway shall be installed to a level of improvement so as to guaranty access by emergency vehicles. This shall also include a “k” turn area on the top of the parcel including a back out area half the way up the driveway subject to final review and approval of the Board Engineer.
6. The proposed alternate house location for Remainder Lot 5.01 is approved.
7. The Applicant may perfect the minor subdivision prior to the construction of any site improvements and any conditions to the contrary as contained in the May 22, 2012 Resolution are hereby eliminated.
8. The Applicant may perfect the minor subdivision by deed filing rather than the filing of a final plat that would comply with the New Jersey Map Filing Law.
9. Applicant shall deposit \$1,800.00 in the Township Road Trust Fund prior to any Deeds being signed.
10. 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.
11. 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.
12. Certificate that taxes are paid to date of approval.
13. Sussex County Planning Board approval.
14. 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, Gill, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

L-13-07 BRET & JOANNE ALEMY

Mr. Cecchini made a motion seconded by Mr. Valkema to adopt the resolution memorializing the Board’s decision of August 27, 2013 granting “c” variance relief to Bret & Joanne Aley for Block 14, Lot 1.03, located on Clark Road, in the RE-5 Zone, pursuant to N.J.S.A. 40:55D-70(c), subject to the following terms and conditions:

1. The development of this parcel shall be implemented in accordance with the plans submitted and approved.
2. This approval is granted strictly in accordance with the plan prepared by Kenneth A. Wentink & Assoc., dated July 23, 2013.
3. Applicants shall adhere to all the specific recommendations contained in the report of Harold E. Pellow, P.E., last revised July 26, 2013.
4. Prior to the issuance of any construction permit, the Applicants shall file with the Board and Construction Official an affidavit verifying that the Applicants are 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. 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, if necessary.
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, Gill, Valkema, Smith.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

L-13-09 STANLEY TABAKA AND LINDA SUCHANA

The applicant is proposing to operate a motor vehicle and trailer sales business. The property is known as Block 117, Lot 31 and is located on Route 565 in the HC zone.

Attorney Robert Morgenstern, Engineer Howard Bach III, and Stanley Tabaka appeared before the Board. The professionals explained that the applicant proposed to sell new and used trailers and used motor vehicles. It was discussed that no new building would take place and that the applicant would like to patch and seal coat the parking lot and restripe. No changes to lighting were proposed and no changes to the exterior of the building where applicant planned to reinstall the awning and fix the offices inside. The following Exhibits were introduced: Exhibits A1 through A4, pictures of the property showing the front, the right side, the left side and the rear of the building. Exhibits A5 and A6 showed pictures of the trailers. Exhibits A7 through A12 showed pictures of the neighboring properties depicting the mixed uses being residential and commercial. A13, a set of six pictures of several vehicles and trailers, Exhibit A14, a colored copy of the proposed site plan. Exhibit A15, a Sewage Disposal System Capacity Evaluation prepared by Howard Bach III, P.E. dated 9/19/13.

Mr. Tabaka stated that there would be four (4) parking spots designated for trailers. He explained that the largest trailer would be approximately 18 ft. long and the small one 8 ft. A maximum of 8 trailers would be parked in the 4 spots, alternating with the small trailers and the large trailers. Parking was anticipated for twelve (12) display used vehicles, four (4) customer parking spaces, one (1) handicap, and two (2) employees. In addition, two (2) parking spaces for the existing two-bedroom apartment were discussed. When asked, Mr. Tabaka stated that he would expect two to three customers to be on the site at one time. He added that 98% of his business was done through the internet. He added that no trailer repairs would take place on site, expect for cleaning of the vehicles. The hours of operation would be Monday through Saturday, 8 a.m. to 8 p.m.

Mr. Morgenstern stated that the proposed uses were existing uses in the area, motor vehicles sales and that there would be no detriment to the neighborhood. Mr. Bach stated that there were no wetlands on the site and that no disturbance was being proposed.

There were no members of the public wishing to come forward on this application. The Board agreed that a site walk was necessary. A site walk was scheduled for Wednesday, October 2, 2013 at 4:00 p.m. It was agreed that the Board members would meet at High Point Regional H.S. at 3:30 p.m. to view the site where the sign for the High School would be installed and then they would proceed to the Tabaka site.

Ms. Gill made a motion seconded by Mr. Grau to carry this application to the October 22, 2013 meeting. The applicant will renotece.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED.

L-13-10 ROYAL BUICK GMC

The applicant is requesting waiver of site plan to allow parking of nine (9) vehicles on a grassy area. The property is known as Block 2, Lot 52.02 and is located on Route 23 in the HC zone.

Attorney James Opher and Mr. Engle Oostdyk appeared before the Board. The applicant proposed to park five (5) vehicles in front of the building on the grass facing Route 23

and four (4) vehicles on the grass on the southeast side of the building. Mr. Smith suggested moving the display area of the five cars back away from Route 23 and flush with the other display area on the southeast in front of Route 23. Possible display for two more vehicles was discussed in the area where the chains are located, for a total additional display of 11 vehicles.

The applicant is proposing to place two promotional signs facing Route 23. A variance would be required. The Board suggested preparing a site plan to include all eleven (11) spaces and to notice for the variance. It was discussed the application would be carried to the next Board meeting.

The Board unanimously agreed to carry this application to the October 22, 2013 meeting.

INFORMAL

THOMAS ZUMMO

The Board accepted the Farm Stand Plan for Block 117, Lot 38.03 prepared by Kenneth Wentink & Assoc., dated September 20, 2013. Ms. Kathy Gorman had questions regarding the Right-to-Farm Act. The Board passed a recommendation for a zoning permit to the approved.

TOM COSTELLO/SCOTT RIPLEY – High Point Regional High School (HPRHS)

Mr. Tom Costello, Principal of HPRHS and Mr. Scott Ripley, Superintendent of Schools, appeared before the Board to present the plans for the new sign to be placed on Pidgeon Hill Road. Mr. Kienz explained that this would be a Section 31 Review. The sign would have a 40 sf. area. After a brief discussion, the Board agreed that the sign should be placed at 50 ft. off the road and that its changing intensity would be 10 seconds in order to be less distracting to passing drivers. Mr. Kienz stated that he would prepare a letter to the school regarding the Board's agreement with the plans.

JEFF PARROTT

Mr. Jeff Parrott and Engineer Dan Kent appeared before the Board to discuss a possible subdivision of land owned by Mr. Parrott. The property is known as Block 42, Lot 30 located on Route 284. Mr. Parrott stated that he would like to donate some wetlands for conservation and inquired as to what would be the best way of doing it. Mr. Cecchini inquired about an existing right-of-way in order to access property in the back, owned by his brother. Mr. Parrott stated that he was not aware of it. He would, however, check on that and proposed to meet with Mr. Cecchini's brother in order to clarify the status of said access. The Board recommended a minor subdivision with a variance to create a non-conforming lot.

CLAY ALLISON

Mr. Clay Allison appeared before the Board to discuss a Farm Stand that he wished to install in front of his commercial farm at the intersection of Route 284, Sally Harden Road and Rose Morrow Road. He stated that he owns over 200 acres of property and that he had been operating the farm for approximately 15 years. He stated that he would have a tent and possibly a shed seasonably and maybe some electric. The Board asked Mr. Allison to submit an as-built plan.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned at 9:48 p.m.

Respectfully submitted,

Stella Salazar
Secretary