

MARCH 25, 2014

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, March 25, 2014 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, DeBoer, Bassani, Grau, Slate, Stefanelli, Valkema, Semmens. Mmes. Gill, Kanapinski, Attorney Glenn Kienz, Engineer Harold Pellow.
ABSENT: Mssrs. VanderGroef, Cillaroto.

Board member Bassani arrived at 7:32 p.m.

ADMINISTRATION OF OATH OF OFFICE

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

SALUTE TO THE FLAG

Mr. Cecchini invited all persons present to participate in the Pledge of Allegiance to the United States Flag.

MINUTES

Mr Grau made a motion seconded by Mr. Bono to adopt the minutes of February 25, 2014.

ROLL CALL VOTE

THOSE IN FAVOR: Bono, DeBoer, Grau, Stefanelli, Gill, Kanapinski, Semmens.
THOSE OPPOSED: None. MOTION CARRIED.

RESOLUTIONS

NONE

APPLICATIONS

L-13-11 ALL STAR AUTO, INC.

The applicant requested to have this application withdrawn. A voice vote was unanimously in favor.

L-13-06 PAM & GORDON ARMSTRONG

The applicant is proposing to construct a 14.42ft. x 22ft. addition on the northwest side of the house. A side yard variance is needed, as 40ft. is required and 22.8ft. is proposed. The property is known as Block 155, Lot 7.03 and is located on Deckertown Turnpike in the R-5 zone.

Mr. Gordon Armstrong appeared before the Board. He explained that the reason for the addition is to build a garage with living space above it.

Mr. Pellow's report dated June 14, 2013 and revised March 5, 2014 was reviewed. Item 4 on Page 1 referred to the General Permit GP8 granted by NJDEP. A copy of the permit was then submitted by the applicant for the office file. Page 3 indicated Items 7.06, a description of other alternatives, and 7.07, a statement of legal brief which clarifies why the variance should be granted, needed to be addressed. The applicant stated that there was no other possible location for the garage to obtain access from the driveway. Item 6, architectural plans to be signed, and Item 7 regarding a 20ft. x 20ft. backout area to be

constructed to conform to the Township driveway ordinance stated that a 10ft. x 20ft. area will be constructed, as that is all that can be obtained.

Ms. Gill asked about the existing R&R tie retaining wall behind the proposed garage. Mr. Armstrong stated that it would be removed. Ms. Gill also asked if there would be an attic above the garage. Mr. Armstrong stated that there would be living space that carries through and that there would be no additional bedrooms. There were no other questions from the Board or from the public on this application.

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

ROLL CALL VOTE

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

THOSE OPPOSED: None. MOTION CARRIED

The applicant asked to have receipt of the resolution waived prior to obtaining a building permit. A voice vote was unanimously in favor.

L-14-02 565 LAND DEVELOPMENT, LLC

The applicant is seeking a lot line adjustment to allow for the development of one residential improvement, a use variance to allow for the location and access to a residential dwelling to be located in the HC zone, amendment to its approved site plan to include a used tire depository and use variance for signage to be permitted 5 feet from the existing right-of-way line instead of 20 feet.. The property is known as Block 117, Lots 38.01, 38.03 and 38.05 and is located on Route 565 in the HC and R-5 zones.

Attorney Michael Gaus and Engineer Kenneth Wentink appeared before the Board on behalf of the applicant. Mr. Gaus explained that the notice was deficient as far as the address of the site being listed incorrectly. Therefore, the purpose of appearing before the Board at this meeting was solely for completeness and to possibly schedule a site walk for the property.

Mr. Cecchini, Mr. DeBoer, and Mr. Bassani stepped down as this application would be a conflict for the Chairman and because it involves a use variance the members of the Committee needed to step down.

Mr. Pellow indicated that the application involved three parts: lot line adjustment, storage, and driveway and that all the completeness items would be the same for all three. Mr. Pellow indicated that the main issues were many waivers that were being requested and that they were all acceptable. He stated that he did not have a problem with completeness but that they had a lot of issues to care of on the map and that the revisions needed to be submitted before the public hearing. Mr. Gaus stated that Mr. Wentink was aware of that. Mr. Pellow indicated that a site walk should take place so that the Board can see where the tire storage will take place in relationship to the composting. Mr. Gaus apologized for the error in the notice where the site's address was listed as 72 and 76 Route 565 instead of 172 and 176 Route 565. Mr. Gaus indicated that the applicant would like to return in April and hopefully have everything resolved at that meeting. He also indicated that neither he nor his partner would be available for the April meeting but he would find coverage to represent the applicant. A date of Thursday, April 3, 2014 at 3:00 p.m. was set for the site walk and Mr. Wentink will stake out the location of the tire storage area.

The application was scheduled for the April 22, 2014 Board meeting and the applicant will renofice for that date.

After the applicant left the room, someone on behalf of the High School inquired whether or not the tire storage area would be a good idea. He was informed that there had not been a hearing on that yet and that the discussion would take place at the April meeting.

It was explained to him that so far any conversations about it had been informal and he was encouraged to return to the April meeting.

EXECUTIVE SESSION

Mr. Bono made a motion seconded by Ms. Kanapinski to go into Executive Session. The Board went into Executive Session to discuss personnel matters. Upon returning from Executive Session Mr. Kienz stated that the minutes from the Executive Session would be made public at a later date, when the Board deemed it appropriate.

ADJOURNMENT

On a motion duly made seconded and carried, the meeting was adjourned.

Respectfully submitted,

Stella Salazar
Secretary