

**JUNE 24, 2014**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, June 24, 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, Grau, Slate, Cillaroto, Semmens, Mmes. Gill and Kanapinski, Attorney Christopher Quinn, Engineer Harold Pellow.  
ABSENT: Mssrs. Bassani, Stefanelli, Vander Groef, Valkema.

**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. Slate to adopt the minutes of May 27, 2014.

A voice vote was unanimously in favor.

**RESOLUTIONS**

**L-14-03 HIGH POINT AUTO SALES**

Mr. Slate made a motion seconded by Mr. Grau to adopt the resolution memorializing the Board's decision of May 27, 2014 granting amendment of site plan and "d" variance relief to High Point Auto Sales for Block 7, Lot 21 located on Route 23 in the HC Highway Commercial Zone, pursuant to N.J.S.A. 40:55D-51 and a "d" variance pursuant to N.J.S.A. 40:55D-70c(2), 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. A revised plan addressing the concerns contained in Mr. Pellow's report of May, 2014 as revised May 23, 2014 shall be submitted.
3. When the neighbor ceases storing pallets on the back of the property the applicant may use this as additional parking provided that it be paved and a wooden guard rail be installed along its perimeter.
4. Curbing shall be installed along the front of the property from the entrance to the catch basin with the crushed stone area and from the front to the rear of the parking lot.
5. There will be no parking in the aisles with five double parked spots in the parking lot to the north.
6. There will be 37 parking spots with the accountant being present or 41 spots without the accountant, plus five employee parking spaces, one handicap space and 20 parking spaces in the back.
7. There shall be a preconstruction meeting.
8. 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.
9. Certificate that taxes are paid to date of approval.
10. Sussex County Planning Board approval, if required.
11. 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, Grau, Slate, Kanapinski, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

## **APPLICATIONS**

### **L-14-04 ADRIANA & NICHOLAS BRADLEY**

The applicant is proposing a dog kennel. The property is known as Block 142, Lot 2.02 and is located on Gemmer Road in the R-5 zone. This application was carried to the July 22, 2014 meeting due to insufficient notice.

## **INFORMAL**

Mr. Patrick Vickers appeared before the Board to inquire about a wood business that he is proposing on Route 23, on the property where the former Haggerty nursery was located. The Board agreed that that a site plan would be necessary.

## **PUBLIC COMMENTS**

Ms. Anne Smulowicz commented on her dissatisfaction regarding obtaining the information that she had been looking for concerning the application of High Point Auto Sales. Mr. Cecchini stated that he could not speak to what she was mentioning for a number of reasons. He added that the applicant had presented his application during the hearing of his application and that the Board had reviewed it and the Board had approved the application as presented.

## **GENERAL COMMENTS**

Mr. Cecchini stated that a subcommittee meeting had taken place on June 12<sup>th</sup>. One of the issues up for discussion was the Master Plan. He indicated that there would be minimal changes to the Economic Development zone. He added that Mr. Don Bassani's suggestion about a tax abatement for business owners was discussed. Mr. DeBoer commented about the need to limit car dealers in town. A brief discussion followed.

## **ADJOURNMENT**

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

Respectfully submitted,

Stella Salazar  
Secretary