

AUGUST 26, 2014

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, August 26, 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: Messrs. DeBoer, Bassani, Slate, Valkema, Cecchini. Mmes. Gill and Kanapinski, Attorney Christopher Quinn, Engineer Harold Pellow.

ABSENT: Messrs. Bono, Grau, Stefanelli, VanderGroef, Cillaroto, Semmens.

Board member DeBoer left the meeting at 8:15 p.m.

SALUTE TO THE FLAG

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

MINUTES

Ms. Kanapinski made a motion seconded by Mr. Bassani to adopt the minutes of July 22, 2014.

A voice vote was unanimously in favor.

RESOLUTIONS

L-14-04 ADRIANA & NICHOLAS BRADLEY

Ms. Gill made a motion seconded by Mr. Bassani to adopt the resolution memorializing the Board's decision of July 22, 2014 to grant approval of zoning appeal to Adriana & Nicholas Bradley for Block 142, Lot 2.02 located on Gemmer Road in the R-5 zone, pursuant to N.J.S.A. 40:55D-2, subject however to the terms and conditions hereafter set forth:

1. The kennel is operated in accordance with the plans submitted and the testimony given.
2. All requirements of the municipality and the State regarding licensing and inspections shall be met.
3. All other applicable rules, regulations, ordinances and statutes of the Township of Wantage, County of Sussex, State of New Jersey, and United States of America shall be adhered to and satisfied.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Bassani, Gill, Kanapinski, Valkema, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

L-9-2009 ABD WANTAGE, INC.

Ms. Gill made a motion seconded by Mr. DeBoer to adopt the resolution memorializing the Board's decision of July 22, 2014 to grant approval of extension of final major subdivision approval to ABD Wantage, Inc. for Block 54, Lots 8.01, 10 and 14 located on Lowe Road pursuant to N.J.S.A. 40:55D-52 subject to the following condition:

1. The applicant shall comply with all conditions set forth in the Memorializing Resolution of the July 28, 2009 approval.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Bassani, Gill, Valkema, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

L-13-13 WANTAGE STONE

The applicant proposes to request an amendment of the approved hours of operation. The property is known as Block 11, Lot 5 and is located on Route 23.

Attorney William Hinkes of Hollander, Strelzik, Pasculli, Pasculli, Hinkes, Wojcik, Gacquin, Vandenberg & Hontz, L.L.C., and General Manager, Terrance Baumann, appeared before the Board.

Mr. Hinkes made a brief presentation of the application and he introduced a report which stated that there had been no violations. Mr. Hinkes explained that the last approval of extended operating hours starting at 4:00 a.m. would expire on August 31, 2014. The applicant wished to request an additional forty-five (45) days as work continued in order to restore the site and to get it ready for a full blown application with the Land Use Board. Mr. Cecchini opened the meeting to the public for comments. Ms. Ann Smulewicz of 108 Route 23 stated that the dust still continued but she believed the applicant was doing the best possible they could to contain it. She added that she did not have any problems with the extended hours. Mr. Baumann stated that the equipment worked but some days were dryer than others. He stated that they would be repaving the front entrance in the next three (3) weeks. Mr. DeBoer asked if Wantage Stone had as many trucks as the other outfit in the area. Mr. Baumann stated that the other outfit had twice the amount of trucks as Wantage Stone. The Board agreed that a ninety- (90) day extension would be reasonable.

Ms. Gill made a motion seconded by Mr. Cecchini to approve an additional ninety (90) days of the extended operating hours.

ROLL CALL VOTE:

THOSE IN FAVOR: DeBoer, Bassani, Slate, Gill, Kanapinski, Valkema, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

L-14-05 MERLE TACKEMA

The applicant is proposing to subdivide a 35.382 acre lot into one 14.437 acre lot to be known as Lot 5.13 and a remaining lot of 20.945 acres to be known as Lot 5.09. The property is located on Lowe Road in the R-5 zone and is known as Block 52, Lot 5.09. This application was carried to the September 23rd Board meeting.

MASTER PLAN RE-EXAMINATION REPORT AND AMENDMENT

A discussion took place regarding the amendment to the Master Plan. Developers John Maione and Joseph Retz were present. They both made comments to the proposed amendment, mostly in favor of it. Mr. Maione expressed a little disappointment because housing had been excluded from WED. Mr. Cecchini explained that if he wanted housing he would need to go before the Board. Mr. Retz felt that the Town needed to get involved in water and sewer. Mr. Cecchini stated that the issue had been addressed with Sussex Borough. A discussion followed on COAH. It was discussed that it would never go away. After a brief discussion, Ms. Gill made a motion to approve the Re-examination report and Mr. Bassani seconded that motion.

ROLL CALL VOTE:

THOSE IN FAVOR: Bassani, Slate, Gill, Kanapinski, Valkema, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

Ms. Gill made a motion seconded by Ms. Kanapinski to recommend the Amendment to the Mayor and Committee for its approval.

ROLL CALL VOTE:

THOSE IN FAVOR: Bassani, Slate, Gill, Kanapinski, Valkema, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

PUBLIC COMMENTS

There were no members of the public wishing to come forward.

ADJOURNMENT

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

Respectfully submitted,

Stella Salazar
Secretary