

SEPTEMBER 23, 2014

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, September 23, 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. Bono, Cecchini, DeBoer, Grau, Slate, Gill, Kanapinski, Semmens, Attorney Christopher Quinn, Engineer Harold Pellow.

ABSENT: Messrs. Bassani, Stefanelli, Vander Groef, Valkema, Cillaroto.

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 Ms. Gill to adopt the minutes of August 26, 2014.

A voice vote was unanimously in favor.

RESOLUTIONS

L-13-13 WANTAGE STONE, LLC

Ms. Gill made a motion seconded by Mr. DeBoer to adopt the resolution memorializing the Board's decision of August 26, 2014 granting amendment of site plan approval to Wantage Stone for Block 11, Lot 5 located on Route 23 subject to the following terms and conditions:

1. The extension granted herein shall be continued for 90 days.
2. All terms and conditions of the Board's aforementioned resolution memorialized February 25, 2014 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: DeBoer, Slate, Gill, Kanapinski, Cecchini.

THOSE OPPOSED: None. MOTION CARRIED.

APPLICATIONS

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.

At the applicant's request, this application was carried to the October 28, 2014 Board meeting. The Board agreed unanimously.

L-14-06 ANGELA PRESTIPINO

The applicant had noticed for today's hearing. However, this application was not on the agenda and should be ready for a hearing at the next Board meeting.

At the applicant's request, this application was carried to the October 28, 2014 meeting. The Board agreed unanimously.

INFORMAL

Michael Duddy

Mr. Michael Duddy of 85 Sally Harden Road appeared before the Board to complain about the fact that his neighbor at 86 Rose Morrow Road is parking two school buses and an RV in front of the house. A discussion followed regarding concerns with buses idling and appearance of the property. The Board suggested that Mr. Duddy contact the School Board's office and that he attend the School Board meeting. Mr. Cecchini stated that he would look into the matter as well.

Robert Genaro/Gemci Prifti

Mr. Gennaro appeared with Gemci Prifti, his prospective tenant for 134 Route 565. They applied for a zoning permit for a distillery. The zoning officer denied their application citing that Land Use Board approval was needed. A discussion followed. The Board informed them that a site plan with a use variance would be required.

PUBLIC COMMENTS

Discussion on Route 284 Aggregates

Several neighbors from Lower Unionville Road were present to discuss the operating practices of Route 284 Aggregates. Mr. Robert Kohle, Mr. Jim Koslowsky and Mr. Rob Decker stated that the business was operating extended hours and that the operation was very noisy. They added that some employees of the soil removal were riding ATVs. They stated that they had no regards for the neighborhood as they were noisy and the placed looked terrible. A discussion followed. Mr. Deboer asked the secretary to ask Mr. Doherty to place this item on the agenda for the Mayor and Committee meeting of Thursday, September 25, 2014.

Jim Foster

Mr. Jim Foster of 53 Ryan Road appeared before the Board to discuss the cell tower at the Little Farm on Route 23. He stated that they had removed the evergreens and that the tower was an eyesore. Mr. Cecchini and the Board remembered that when the issue of the light came up, the applicant appeared before the Board. At that time, the applicant asked for permission to remove the evergreens and the Board saw no problem with that. Mr. Cecchini stated that he would contact the applicant to discuss the issue.

ADJOURNMENT

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

Respectfully submitted,

Stella Salazar
Secretary