

**NOVEMBER 25, 2014**

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, November 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: Messrs. Bono, Bassani, DeBoer, Grau, Slate, Gill (arrived 8:10), Cecchini, Semmens. Attorney Angela Paternostro, Engineer Harold Pellow.  
ABSENT: Messrs. Kanapinski, 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**

Mr. Grau made a motion seconded by Mr. DeBoer to adopt the minutes of October 28, 2014.

A voice vote was unanimously in favor.

**RESOLUTIONS**

There were no resolutions to be adopted.

**APPLICATIONS**

**L-12-11 WANTAGE STONE**

This application is being carried to the December 23, 2014 meeting. No further notice is required.

**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.

The applicant requested to be carried to the December 23, 2014 meeting. No further notice is required

**L-14-06 ANGELA PRESTIPINO**

The applicant is proposing to subdivide 4,554 sq. ft. from the existing lot to be annexed to Block 45, Lot 13.02. The property is known as Block 45, Lot 13.07 and is located on Libertyville Road in the Neighborhood Commercial zone. Notice has been made for a public hearing.

Attorney Martin Vander Heide appeared on behalf of the applicant.

Mr. Slate made a motion seconded by Mr. Grau to approve this application subject to Harold Pellow's recommendations that item 3.01 and item 7 be added to the map.

**ROLL CALL VOTE:**

THOSE IN FAVOR: Bono, DeBoer, Bassani, Grau, Slate, Cecchini.  
THOSE OPPOSED: None. MOTION CARRIED

**L-14-07 DAROLD AND LISA BLOCK**

The applicant is proposing a 273 sq.ft. addition to the rear of their existing home. The existing deck will be removed to make way for the addition. It is a two story addition with the upper part a new dining room and the lower a mudroom and utility room, following the footprint of the existing deck. An additional 340 sq ft. deck will be added. A rear yard setback variance to the new deck is needed where 50ft. is required and 32'9" is proposed. The property is known as Block 116, Lot 2 and is located on Newman Road in the R-5 zone. Notice has been made for a public hearing.

Mr. Grau made a motion seconded by Mr. Bono to approve this application subject to Harold Pellows recommendations that items 2.04, 2.05 and 2.06 be added to the map.

ROLL CALL VOTE:

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

THOSE OPPOSED: None. MOTION CARRIED

**L-14-08 MOUNTAIN VIEW MANOR AT WANTAGE, INC.**

The applicant is proposing five 20 unit, 2 story apartment buildings on a 5.49 acre tract, and a use variance is needed for residential units. The property is known as Block 4.01, Lot 5. The applicant is proposing a 20 unit, 2 story apartment building on a 1.22 acre tract and a use variance is needed for the residential units. The property is known as Block 4.02, Lot 2. Both properties are located on Boulder Hills Boulevard in the "I" zone. Notice has been made for a public hearing.

The applicant requires five affirmative votes to proceed. Three of the members in attendance will be stepping down for the use variance vote. Mr. Cecchini offered Mr. Maione the option to proceed tonight or carry the application over to the next meeting. Chairman Michael Cecchini expressed his displeasure on behalf of the Board, regarding the Clark Road improvements. Mr. Cecchini explained he too is a businessman but Mr. Maione has not completed prior agreements he has made with the Board. Attorney Angela Paternostro stated that Mr. Maione must understand the Board's frustration; he made a representation that he would complete this project in the spring, it needs to be done. Mr. Cecchini stated we can proceed with the application and see if it gets approved but if it is approved, the next application will contain a contingency.

Allison Cassetta requested a submission waiver regarding Harold Pellow's report, item number 3.01, on both applications.

The applicant and the Board agreed to carry to application to the December 23, 2014 meeting. No new notice is necessary.

**INFORMAL**

**Shawn Hughes**

Mr. Hughes requested to carried over to the December agenda.

**Ralph Fredericks**

Mr. Fredericks would like to subdivide 8 ½ acres located on Route 284 into two separate deeds, separated by the common driveway. The Victorian house would have approximately 2 ½ acres with the balance of the six acres going to the Carriage house. The property would require variances to subdivide. The property has two houses and a barn, each having their own well, septic and electric. All of the buildings have been refurbished. He would like to sell one of the houses and possibly widen the driveway or will need an agreement for a common use driveway. Mr. Pellow said to file an application with the board for a subdivision.

**PUBLIC COMMENTS**

Ann Smulewicz voiced her concerns regarding economic development and the exodus of the millennials.

**ADJOURNMENT**

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

Respectfully submitted,

Jeanne M. McBride  
Secretary

THIS PAGE INTENTIONALLY LEFT BLANK