

July 16, 2019

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, July 16, 2019 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.

SALUTE TO THE FLAG

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

ROLL CALL

PRESENT: Michael Cecchini, Bill DeBoer, Victoria Gill, Joann Kanapinski, Ron Slate, Michael Walther, Chuck Meissner, Justin Dudzinski. Absent: Ron Bassani, Larry Bono, Bill Gaechter, Joseph Konopinski. Attorney, Angela Paternostro-Pfister. Engineer, Harold Pellow. Secretary, Jeanne McBride

MINUTES

Ms. Gill made a motion, seconded by Mr. Meissner to approve the minutes from April 16, 2019. A voice vote was unanimously in favor.

Mr. Meissner made a motion seconded by Mr. Dudzinski to approve the minutes from June 18, 2019. A voice vote was unanimously in favor.

RESOLUTIONS

Ms. Gill made the motion, seconded by Mrs. Kanapinski to approved the resolution for the **Open Space and Recreation Plan update to the Master Plan.**

L-2018-07

Ms. Gill made the motion seconded by Mr. Slate to approve **Christe Development** for Amended Major subdivision for Fawn Ridge Estates Pond School Road Block 12.01 Lots, 3 & 3.03, 3.09 subject to the terms and conditions in the Resolution. Ayes: DeBoer, Gill, Kanapinski, Slate Cecchini. Nays: None.

L-2019-02

Ms. Gill made the motion seconded by Mr. Meissner to approve **Nancy and John Higgins** to construct a second-floor mother-daughter apartment over an existing garage. 4 Brink Road, Block 165, Lot 14 subject to the terms and conditions in the Resolution. Ayes: Gill, Kanapinski, Walther, Meissner, Cecchini. Nays: None.

L-2019-01

Chuck Meissner Block 117, Lot 34, located on Route 565 was carried to the August 20, 2019 meeting due to questions regarding preliminary and/or final approval and a request by Mr. Pellow to see a map with the wetlands illustrated.

Resolution Extensions

L-2009-09

ABD Wantage, Inc. Block 53, Lots 8.01, 10, 14 is seeking a five-year extension of the final major subdivision approval.

Attorney Michael Selvaggi spoke to the Board on behalf of ABD Wantage, Inc. He stated the conditions in the area have not improved adequately enough to enable the applicant to begin the project. After some discussion Ms. Gill made a motion to approve a three-year extension, seconded by Mr. Slate. Ayes: DeBoer, Gill, Slate, Walther, Meissner, Dudzinski, Cecchini. Nays: None.

L-2017-04

GDS Enterprises, LLC Block 18, Lot 112.07, 148 Compton Road is seeking a one-year extension for preliminary and final site plan and a variance to construct building additions and related site improvements. Ms. Gill made the motion seconded by Mr. DeBoer to approve the one-year extension. Ayes: DeBoer, Gill, Kanapinski, Slate, Walther, Meissner, Cecchini

SIGN

Wantage Township is purchasing a new LED sign for the front of the municipal building. The electric is in place as well as the pad to put it on from the previous sign. After some discussion a voice vote was unanimously in favor of replacing the new sign in the exact location of the current sign.

APPLICATIONS

L-2019-03

MJMA Mining, Gravel, and Sand LLC

Block 21 Lots 8,9,10

Lower Unionville Road & Route 284

Minor Subdivision, Preliminary Site Plan and C&D Variances

Mr. David Soloway Esq. represented the applicant. Mr. Soloway gave a brief description of the application.

Ms. Paternostro-Pfister swore in Engineer Allen Campbell and the Professional Planner Eric Snyder.

Mr. Campbell discussed Exhibit A-1 a colored map titled Lot Line Adjustment

- Block 21, Lot 10 will subdivide a 4.622 acre from Lot 10 to be annexed to Lot 9.
- Block 21, Lot 9 will subdivide 15.141-acre tract from lot 9 to be annexed to Lot 10

- Block 21 Lot 10 will contain 47.288 acres as a result
- Block 21, Lot 8 will subdivide 14.185 acres.
- The remainder of Lot (8) eight will become annexed to Lot 9 and will contain 137.619 acres which included the 4.622 acres from Lot 10.
- A 25-foot right-of-way for Unionville Ave to be deeded to the Township along lots 8 & 9. An 8.5-foot-wide easement will be dedicated to Wantage Township.

Exhibit A-2 is a map titled Excavation Depth Limit Plan, showing the Test Pit Schedule, the Soil Removal Plan Notes, the darker marks displays the sloped area, the white area shows the floor area. It also illustrates the Soil Removal Legend and a Ten Acre Phase Volume Table.

Exhibit A-3 is a colored map titled Site Plan/Grading Plan for Soil removal Phase ‘D’. This colorized map illustrates the approved soil removal site plan last revised 8-22-2008 and the proposed grading 2019 Phase ‘D’ with an area of 5.80 acres.

Exhibit A-4 is titled Site Plan/Grading Plan for Soil Removal Phase ‘B’ This colorized map shows the approved soil removal site plan last revised 8-22-2008 and the proposed grading 2019 Phase ‘B’ with an area of 4.662 acres.

Mr. Campbell spoke of the new management at the quarry, he invited the Board to take a site walk. The wetlands are all outside of the disturbed areas. Discussion ensued regarding bonds, topsoil that will be required, no additional traffic on Lower Unionville Road, an eight-foot easement will be deeded to the Township and the sight distance will be enhanced along Lower Unionville Road.

Mr. Eric Snyder the project planner discussed the property and acreage. The number of uses on the property will be reduced. The property is zoned multi-family residential, supporting retail, that type of construction requires an area without steep slopes. It is a more efficient use of the land. He explained the positive criteria; improving the aesthetics and the improved ability to function. There is no substantial negative impact.

Mr. DeBoer inquired about noise complaints, as a former Mayor he remembers receiving noise complaints. Mr. Campbell stated noise has not been an issue since the new management took over and made improvements. Discussion regarding the future development of the property ensued.

The Board agreed to a site walk for the Board members to help better understand the layout of the land and the operation of the quarry. Mrs. McBride will coordinate with Mr. Bauman to insure there will not be a quorum.

Mr. Walther asked how the noise and dust is controlled to protect Lower Unionville Road, Mr. Campbell directed the board to the illustration, showing the berms and the tree line will protect Lower Unionville and portions of Route 23.

Mr. Meissner suggested an independent agency oversee control of the loads; Mr. Campbell explained the system in place that monitors the loads, including scales and cameras.

Mr. Cecchini closed the application to the Board and opened it to the public for any questions or comments.

Ms. Barbara Monschaur of Maida Drive asked if there will be increased noise. The noise level has decreased in recent years and she is concerned it will increase. Mr. Campbell doesn't anticipate a change, as the berm will protect the residents from noise.

Ms. Gill made the motion seconded by Mr. Slate to approved the minor subdivision and preliminary site plan, "C" variance, & "D1" & "D2" variance.

- Bifurcate the application, for the subdivision and the soil importation.
- Block 21, Lot 10 will subdivide a 4.622 acre from Lot 10 to be annexed to Lot 9.
- Block 21, Lot 9 will subdivide 15.141-acre tract from lot 9 to be annexed to Lot 10
- Block 21 Lot 10 will contain 47.288 acres as a result
- Block 21, Lot 8 will subdivide 14.185 acres.
- Proposed Lot 8 will need a variance for acreage, 25 acres is required and 14.158 is proposed.
- The remainder of Lot (8) eight will become annexed to Lot 9 and will contain 137.619 acres which included the 4.622 acres from Lot 10.
- A conditional use variance is needed to allow soil mining on the 4.622-acre tract conveyed from lot 10 to Lot 9.
- A 25-foot right-of-way for Unionville Ave to be deeded to the Township along lots 8 & 9. An 8.5-foot-wide easement will be dedicated to Wantage Township.
- No access to Lower Unionville Road is permitted with material from the soil removal on Lot 9. The easement to be for Lot 9 for access, utilities, maintenance and grading, not to be used for soil removal trucking.
- Deeds for Lots 8,9 & proposed lot 10
- A variance is needed to expand the 10-acre operation to include areas for stockpiles, wash plant, haul roads.
- Driveway site issue must be resolved along Lower Unionville.
- Two separate bonds one for the 6 acres, one for the 10 acres.
- No trucks will use the Lower Unionville Road entrance.

Ayes: DeBoer, Gill, Kanapinski, Slate, Walther Meissner, Cecchini. Nays: None.

Mr. Soloway requested the application be carried to the August 20, 2019 meeting to carry the portion of the application with no new notice, in accordance with the Wantage Soil Ordinance.

ADJOURNMENT

On a motion duly made by Ms. Gill, seconded by Ms. Kanapinski and carried, the meeting was adjourned at 9:45 pm.

Respectfully submitted,

Jeanne M McBride, Secretary