

October 22, 2019

A regular meeting of the Wantage Township Land Use Board was held on Tuesday, October 22, 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: Ron Bassani, Larry Bono, Bill DeBoer, Bill Gaechter, Victoria Gill, Joann Kanapinski, Joseph Konopinski, Ron Slate, Michael Cecchini. Alternates: Michael Walther, Chuck Meissner, Justin Dudzinski. Absent: None. Attorney, Angela Paternostro-Pfister. Engineer, Harold Pellow. Secretary, Jeanne McBride

MINUTES

Ms. Gill made the motion seconded by Ms. Kanapinski to approved the July 16, 2019 minutes. A voice vote was unanimously in favor.

Ms. Gill made the motion seconded by Mr. Meissner to approved the September 17, 2019 minutes. A voice vote was unanimously in favor.

RESOLUTIONS

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

Ms. Gill and Mr. Cecchini both stated they listened to the tape to understand the confusion regarding the Resolution. Mt. Gaechter believed some Land Use members were concerned, the soil mining part of the bifurcated application, would be approved, without hearing the testimony.

Ms. Gill said the recording clearly stated the applicant was not discussing soil mining at the lot line adjustment meeting, and Mr. Soloway said at least five times “we are not talking about soil tonight”. Mr. Pellow agreed with Ms. Gill.

Mr. Bassani appreciated the bifurcation discussion, clearly stating the lot line adjustment and the soil mining are two separate applications.

Ms. Gill made the motion seconded by Mr. Kanapinski.

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

L-2019-06

Clove Cemetery Association

Block 39, Lot 3.01

Located on Route 23

The Applicant was approved for preliminary site plan and a “D” variance, to construct a cemetery in the HC-Highway Commercial Zone.

RESOLUTION EXTENSION

L-2009-09

ABD Wantage, Inc

Block 54, Lots 8.01, 10, 14

ABD was approved for a three-year extension. Carried

L-2017-04

GDS Enterprises, LLC

Block 18, Lot 12.07

148 Compton Road

GDS was approved for a one-year extension. Carried

APPLICATIONS

L-2019-04

Town Center at Wantage , Inc

Block 4.01 Lot 1.07, 1.08, 1.09, 1.10 4

The application represents the first part of a bifurcated application to develop (3) three, (20) twenty-unit residential apartment buildings in the WED Zone. The applicant seeks a “D” 1 variance. If granted the applicant will apply for site plan approval at a later date. Carried to January 21, 2020

L-2019-03

MJMA Mining, Gravel, and Sand LLC

Block 21 Lots 8,9,10

Lower Unionville road & Route 284

For authorization to engage in soil importing/exporting, site plan approvals to authorize soil importing activities, any additional variances. The applicant wishes to be carried to the December 10, 2019 meeting.

INFORMAL

Mr. Cecchini was the applicant for tonight's informal; he is not ready.

Mr. Cecchini opened the meeting to the public for any questions or comments they may have.

Kathy Gorman of Fernwood Road, asked for Mr. Cecchini's resignation as Chairman and member of the Land Use Board, due to an issue with a zoning application.

Anne Smulewicz of Route 23 Wantage commended Ms. Gorman for her remarks. Discussion ensued regarding the lack of new business in Wantage Township

Lou Cecchini of Elizabeth Dr. stated he is the "L" in L&M Properties, said all he wants is to be treated as any other member of the public.

As a longtime member of the Land Use Board, Mr. DeBoer defended the Board's reputation. He gave examples of prior satisfied applicants.

Mr. Gaechter stated as a member of the Governing Body, Mr. Cecchini's resignation has not be discussed by the Committee. The Committee appreciates people who volunteer for the town. He expressed his respect for Mr. Cecchini as well as the zoning officer.

Mr. Cecchini closed the meeting to the Board and requested an executive session, Mr. Bassani believed the Executive Session must be on the agenda. General agreement amongst the members was to wait.

ADJOURNMENT

On a motion duly made by Mr. Bassani, seconded by Ms. Gill and carried, the meeting was adjourned at 7:37 pm.

Respectfully submitted,

Jeanne M McBride, Secretary