



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board

Municipal Building
134 Newton-Sparta Rd
Andover, NJ 07860

Minutes
April 5, 2022
7:30 p.m.

CALL TO ORDER:

Mr. Messerschmidt called the meeting to order at 7:30 pm.

PLEDGE OF ALLEGIANCE:

Mr. Messerschmidt led the Board in a flag salute.

OPEN PUBLIC MEETINGS ACT NOTICE:

Mr. Messerschmidt read the following into the record:

This is an open public meeting of the Andover Township Land Use Board to be conducted in-person only at the Municipal Building, located at 134 Newton-Sparta Road, Andover, NJ 07860. Notice of this meeting was given in accordance with the Open Public Meetings Act, Chapter 231, Public Law 85. The rules are generally as stated on the agenda. No new testimony will be taken after 10:30pm. Adequate notice of this meeting has been provided, with an electronic copy posted on the Andover Township website at www.andovertwp.org.

ROLL CALL:

Eric Karr - Present
Eric Olsen – Excused
John Carafello – Present
Suzanne Howell – Present
John O’Connell – Present
CeCe Pattison – Excused
Richard Skewes – Present
Joseph Ordile – Excused
Joseph Tolerico – Present
Paul Messerschmidt – Present

Also Present:

Richard Briigliodoro, Esq.
Cory Stoner, PE

ADMINISTRATIVE ITEMS:

Approval of Minutes: March 15, 2022

A motion to approve the minutes of the March 15, 2022 meeting with the noted corrections was made by Mr. Skewes and seconded Mr. Tolerico. Roll Call: Eric Karr – yes, but for the portion he was recused from, Richard Skewes – yes, Joseph Tolerico – yes, Paul Messerschmidt – yes. Motion passed.

RESOLUTIONS:

1.) Ballantine Woods, LLC B: 7, L: 10.03 A21-5

A motion to approve the resolution in the matter of Ballantine Woods, LLC was made by Mr. Skewes and seconded by Mr. Karr. Roll Call: Richard Skewes - yes, Eric Karr – yes, Paul Messerschmidt – yes. Motion passed.

COMPLETENESS REVIEWS: None.

HEARINGS: None.

ORDINANCES: None.

OLD BUSINESS: None.

NEW BUSINESS:

1.) Definitions

Mr. Messerschmidt explained the subcommittee had drafted a chart of the permitted uses that currently did not have a definition. Mr. Karr asked if the terms with definitions would be looked at as well, to which Mr. Messerschmidt said yes in the future. Mr. Carafello asked if the proposed definitions are standard definitions. The Board Secretary said some of the proposed definitions came from The New Illustrated Book of Development Definitions by Harvey Moskowitz and some were taken from other towns. There was a discussion on permitted, accessory and conditional uses.

Ms. Howell felt “Business Office” and “Professional Office” and “Corporate Office” are the same and should be combined. There was a discussion on the different types of offices and in what zone they should be permitted. There was a discussion on the amount of traffic the different types of offices could generate. The Board agreed to define Business Office and Professional Office with the same definition. There was a discussion on how to move the proposed definitions forward. The Board discussed incorporating the proposed changes into the Master Plan. There was a discussion on the upcoming Master Plan review. Mr. Stoner suggested the Board do an ordinance to address the missing definitions and handle the zone changes and permitted uses with the Master Plan. There was a discussion on the permitted uses in the PCD zone. The Board discussed a definition for “Construction Business Office and Construction Equipment and Material Storage” and agreed the entire term would need to be defined in

whole. Mr. Briadoro explained the “Time of Application Law”. There was a lengthy discussion on the definitions of “Fast-food Establishment”, “Public & Private Schools”, “Light Manufacturing, Fabricating & Assembly Plants”, “Printing & Publishing Establishments”, “Restaurants & Banquet Facilities”, “Retail Establishments with Drive Through Facilities”, Retail Sales”, “Service Activities”, and “Single-family Detached Housing in Accordance with the R-1 Requirements”. The Board Secretary will draft a revised copy of the proposed definitions and send it out to the Board.

LIAISON REPORTS:

Township Committee – Eric Karr

Mr. Karr said the Land Use portion of the proposed budget remains unchanged. Mr. Karr said the Committee approved two drainage ordinances, discussed a cannabis license ordinance and a municipal occupancy tax, which allows the town to collect taxes on short-term rentals.

Environmental Commission – Eric Olsen

Mr. Olsen was not present to give a report.

Sustainable Andover – Eric Olsen

Mr. Olsen was not present to give a report.

Economic Development Committee – John Carafello

Mr. Carafello said the Township is in discussion with a cannabis-cultivation license holder. He said he is having a meeting with JCP&L because the cannabis facilities use a large amount of electricity. Mr. O’Connell asked if there was any interest in The Abbey property. Mr. Carafello said there is an overlay being considered for the property however, the sewer is a major issue to developing the property.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

Mr. Messerschmidt said this was covered by the earlier discussion on definitions.

Redevelopment Subcommittee – Joseph Ordile

Mr. Ordile sent a report to the Board. The Board Secretary read his report into the record. Mr. Ordile’s report stated the redevelopment plan had been sent to the Township Committee for review, introduction and eventual public hearing.

Master Plan Subcommittee – Joseph Ordile

Mr. Ordile sent a report to the Board. The Board Secretary read his report into the record. Mr. Ordile’s report stated the Master Plan subcommittee had held interviews with firms that had submitted proposals and after their final interview; the subcommittee would present the Board with the firm they have chosen.

VOUCHERS:

Company	Amount	Purpose	Paid By
Harold Pellow & Assoc.	\$337.50	Larick, John	Applicant’s Escrow

Harold Pellow & Assoc.	\$514.13	Ballantine Woods	Applicant's Escrow
Harold Pellow & Assoc.	\$1,365.13	BHT Properties Group	Applicant's Escrow
Harold Pellow & Assoc.	\$217.89	LAC Realty Group	Applicant's Escrow
Harold Pellow & Assoc.	\$135.00	Pace Glass	Applicant's Escrow

A motion to pay the bills as presented was made by Mr. O'Connell and seconded by Mr. Karr. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell -yes, John O'Connell – yes, Richard Skewes – yes, Joseph Tolerico – yes, Paul Messerschmidt – yes. Motion passed.

Ms. Howell asked for an update on pace Glass. Mr. Stoner said nothing has happened with the site plan. He said he has only been dealing with soil issues, which they are addressing. He said the bags of glass are still being addressed by the County Health Department.

CORRESPONDENCE:

1.) From: Mr. Robert McDonald

Re: Variance Application for Fence in Front Yard – Granting Extension of Time

A motion to grant the extension of time through the end of June was made by Mr. O'Connell and seconded by Mr. Karr. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell -yes, John O'Connell – yes, Richard Skewes – yes, Joseph Tolerico – yes, Paul Messerschmidt – yes. Motion passed.

PUBLIC PORTION:

If a member of the public has a question or comment, please raise your hand and wait to be recognized by the Chairperson to speak. When called, please come to the microphone, state your full name and address and spell your last name for the record. Please refrain from asking questions or making comments about any pending application before the Board, as the applicant may not be present for cross-examination. The Chairperson has the right to limit the amount of time a person from the public has to ask questions and make comments so all members of the public may have a chance to speak.

Mr. Messerschmidt opened the meeting to the public. With no public present, the meeting was closed to the public.

UPCOMING MEETINGS: April 19, 2022, May 3, 2022

Mr. Messerschmidt said the April 19th meeting would be held at the Long Pond School and the May 3rd meeting would be held at the Municipal Building.

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. O'Connell. It was seconded by Ms. Howell and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator