



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

## Land Use Board

Municipal Building  
134 Newton-Sparta Rd  
Andover, NJ 07860  
Minutes  
June 14, 2022  
7:30 p.m.

### CALL TO ORDER:

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

### 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](http://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 – Present  
Joseph Tolerico – Excused  
Paul Messerschmidt – Present

### Also Present:

Richard Briigliodoro, Esq.  
Cory Stoner, PE  
Stephanie Pizzulo, Secretary

**ADMINISTRATIVE ITEMS:**

**Approval of Minutes:** April 19, 2022, May 3, 2022

A motion to approve the minutes of the April 19, 2022 meeting with the noted corrections was made by Ms. Howell and seconded by Mr. Ordile. Roll Call: Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion carried.

A motion to approve the minutes of the May 3, 2022 meeting with the noted correction was made by Mr. O’Connell and seconded by Mr. Ordile. Roll Call: Eric Karr – yes, Suzanne Howell – yes, John O’Connell – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion carried.

**RESOLUTIONS:** None.

**COMPLETENESS/ HEARINGS:**

1.) Sweeney, Cheryl B:158, L:12 A22-3

*An application for the construction of a proposed deck on the rear of an existing house that currently does not meet the required side yard and rear yard setbacks. Variances will be required to permit the construction of the proposed deck.*

Mr. Brigliadoro swore in Ms. Cheryl A. Sweeney of 55 Brighton Road, Andover, NJ and Mr. Robert Burt of 55 Brighton Road, Andover, NJ.

Mr. Stoner went over his report dated June 9, 2022. He said the application was for the construction of a deck on the rear of the house. He said the applicant submitted a zoning application, which was denied because it did not meet the side and rear yard setbacks of the R-2 single-family zone. He said the applicant had submitted enough information for the application to be heard.

A motion to deem the application complete was made by Mr. Karr and seconded by Mr. Skewes. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, John O’Connell – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion passed.

Mr. Stoner went through his report and said the lot is an odd shape with a wooded lot behind it. Ms. Sweeney said the house was built in the 1950’s. Mr. Stoner went over the approximate setback encroachments. He said his measurements were approximate because the deck was hand drawn on the survey. He said the house itself does not meet the setbacks of today.

Mr. Ordile asked if the deck would be on the second floor. Mr. Burt said the property slopes so the front of first floor is at ground level.

Mr. Ordile asked where the well and septic were located. Ms. Sweeney said the well is in front of the house and the septic is further down on the side of the house and nowhere near the proposed construction.

There was a discussion on the topography of the site.

Mr. Burt presented a photo of the right side of the house taken by Ms. Sweeney on March 4, 2022 which was marked and entered as exhibit A-1.

Mr. Burt presented a photo of the right side of the house taken by Ms. Sweeney on June 9, 2022, which was marked and entered as exhibit A-2.

Mr. Burt presented a photo of the right side of the house taken by Ms. Sweeney on June 9, 2022, which was marked and entered as exhibit A-3.

Mr. Burt presented a photo of the right side of the house taken by Ms. Sweeney on June 9, 2022, which was marked and entered as exhibit A-4.

Mr. Burt presented a photo of the right rear corner of the house taken by Ms. Sweeney on June 9, 2022, which was marked and entered as exhibit A-5.

Mr. Burt presented a photo of the right side of the house taken by Ms. Sweeney on June 9, 2022, which was marked and entered as exhibit A-6.

Mr. Burt presented a photo of the right side of the house taken by Ms. Sweeney on March 4, 2022, which was marked and entered as exhibit A-7.

Ms. Sweeney said the photos fairly and accurately depict the conditions on the property on the date the photos were taken.

Mr. Stoner presented a Google Map picture of the property from Brighton Road looking at the house, which was marked and entered as exhibit B-1.

Mr. Stoner presented a Google map picture of the property from Brighton Road looking at the house, which was marked and entered as exhibit B-2.

Ms. Sweeney verified the Google Map photos were of her property.

Mr. Stoner felt the photos give the Board a good representation of the house and its location on the property.

Mr. Messerschmidt asked about the white pipe protruding from the house which was in one of the photos. Ms. Sweeney said it was for a sump pump.

Mr. Messerschmidt opened the meeting to the public. With nobody from the public coming forward, the meeting was closed to the public.

A motion to approve the application with the requested variances was made by Mr. Skewes and seconded by Mr. Ordile. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, John O’Connell – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion passed.

2.) McDonald, Robert                    B:5 L:79.06    A22-1

*An application requesting a variance for an existing fence in the front yard as well as the proposed extension of said fence, which does not meet the maximum height requirements for fencing in a front yard.*

Mr. Brigliadoro swore in Mr. Robert McDonald of 168 Andover Mohawk Road, Andover, NJ.

Mr. Brigliadoro swore in Mr. Jason Dunn, PP with Dykstra Associates, 11 Lawrence Rd., Newton, NJ.

Mr. Stoner went over his report for completeness. He said when he reviewed the application he was not aware of the proposed landscaping in the northwest corner of the property. He requested the applicant discuss the steep slopes in that corner of the property. Mr. Dunn said they were before the Board for the fence and the landscaping is not finalized. He said the plan was to show that there would be low growing ferns and boxwoods in front of the wall. There was a discussion on the steep slopes on the property. Mr. Brigliadoro said the Board would need more information on the landscaping and the steep slope of the property to make a determination on the waiver. There was a discussion on which trees would need to be taken down for the retaining wall. Mr. Dunn said they are asking for a waiver from showing steep slope calculations. Mr. Stoner felt they had enough information for the wall and fence to proceed with the hearing. Mr. Dunn was not prepared to give testimony on the steep slopes.

A motion to deem the application complete for the wall and the fence 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 Ordile – yes, Paul Messerschmidt – yes. Motion passed.

Mr. McDonald said he need a variance on the existing fence which was completed in 2010 and he also need a variance for the expansion of the fence. He said in 2009 he wanted to put up a fence and he met with the County Road Department in Newton and they approved the fence. He was told to stay back 21 feet from the center line painted in the middle of the road. He did not think he needed a permit from the Township. He said he started it in 2009 and finished it in 2010 and had not gotten any complaints about the fence. He explained he went to the Township to get a permit for the retaining wall which was denied and then he received a warning notice for the existing fence. He said the fence is between 6 and 7 feet in height and it is a low-density fence which can be seen through. He said with the columns it is about 20% dense and the colors and stone used blend in with the environment.

Mr. McDonald presented a one sheet plan by Environmental Design Associates dated May 25, 2022 which is a landscape plan which was marked and entered as exhibit A-1.

Mr. McDonald presented a photo of a section of the fence which he took on June 13, 2022 which was marked and entered as exhibit A-2.

Mr. McDonald presented a photo of an existing retainer wall towards the back of the property which he took on June 13, 2022 which was marked and entered as exhibit A-3.

Mr. McDonald presented a photo of the fence taken from the top which he took on June 13, 2022 which was marked and entered as exhibit A-4.

Mr. McDonald said the photos fairly and accurately depict the conditions on the property when he took the photos.

Mr. McDonald said the fence does not block the view and is an asset to the neighborhood and asked for an approval of the fence. He said he would also like to extend the fence westward for 110 feet.

Mr. McDonald presented one page diagram with the proposed fence extension which was marked and entered as exhibit A-5.

Mr. McDonald explained where the proposed fencing would go. He said it would continue from the existing fence and would remain level. He said the property rolls off and that is the need for the retainer wall which would vary in height from two feet on the east end to roughly five feet on the west end. He explained A-3 to the Board. He said they are proposing a smaller retainer wall and a higher fence and the plantings in front of the wall will help hide it. He said the wall will help keep rainwater runoff from leaving the property. He said the fence is for safety and so nobody steps off the retainer wall.

Mr. Ordile asked if the retainer wall would run the entire 110 feet. Mr. McDonald said yes and it would disappear into the slope of the property. Mr. Ordile asked Mr. Stoner about his comment that the fence is in the County right-of-way. Mr. Stoner said the existing fence is encroaching in the County right-of-way and therefore would need a variance from the Township because it is not on the owner's property and does not meet the front yard setbacks.

Mr. Dunn said they had done research to see if there are records of Mr. McDonald's conversation with the County Road Department and they received an email from Mr. Rick van Der Ploog, Road Inspector for the County, saying because of its age, it could remain in the right-of-way as long as it is in good condition and does not need to be removed.

Mr. Stoner said the wall is integrating with the steep slope and everything in the northwest corner will disturb the steep slope and would require a variance as well. Mr. Dunn read the part of the ordinance dealing with steep slopes and said since they did not know what those numbers are they would have to return with a steep slope variance. There was a discussion on the wall being installed without any fill behind it. Mr. Stoner said the Board should be aware there would be disturbance behind the wall. He said it would be limited to the wall and the construction of the wall. Mr. Dunn said they could provide the calculations as a condition of approval and if they do not meet the ordinance they would return to the Board. Mr. Stoner asked if they would be taking trees down. Mr. McDonald said some of the smaller trees towards the front would be removed and the large trees towards the back would remain.

Mr. Messerschmidt asked if the wall would help the steep slope situation to which Mr. Stoner said yes.

Ms. Howell said this is one of the most beautifully landscaped properties in Andover Township.

Mr. Messerschmidt asked about the height of the fence. Mr. McDonald gave the measurements on the existing and proposed fence. Mr. Messerschmidt asked what the Notice of Violation was for. Mr. McDonald said the violation was only for the height of the fence in the front yard. Mr. Messerschmidt said the height of the wall was in violation as well. Mr. McDonald said nobody pointed that out to him. Mr. Stoner said if the wall is over four feet in height, then Mr. McDonald would need a construction permit. Mr. McDonald said the wall was engineered and explained how it was constructed. There was a discussion on the height of fences in the front yard.

Mr. Dunn said the fence is an improvement to the property, it had been there for many years and the requested extension only makes it better, it will help slow down any soil runoff. He said they are proposing a five-foot wall at the northwestern most corner with approximately

seven-foot columns, six-foot metal panel fencing and in his opinion, the benefits outweigh any negative impact. He said there are no negative impacts to the neighborhood.

Mr. Messerschmidt opened the meeting to the public.

Mr. Briadoro swore in Ms. Elise Flamouropoulos of 174 Andover Mohawk Rd., Andover, NJ owner of the adjoining property. She said it is a beautiful fence and asked if the extension would be of the same material to which Mr. McDonald said yes. She asked how close the existing fence was to her property line. Mr. McDonald said it is not over the property line. Mr. Stoner showed her where the fence was located. Ms. Flamouropoulos asked if it was ok for the fence to be that close. Mr. Stoner said he did not see an issue with where the fence is located. He said the fence is not on her property and the fence is within Mr. McDonald's property.

With nobody else coming forward, the meeting was closed to the public.

Mr. Briadoro went over the requested variance with the Board. Mr. Stoner asked for a revised variance plan with a clear delineation of any steep slope disturbances. Mr. Dunn asked if the Board would consider two different approvals; one to allow the existing fencing to remain and one to allow the new extension with the wall contingent on the steep slopes. There was a discussion on what the applicant would need to submit to the Board Engineer for the steep slopes.

A motion to approve the application with the requested variances 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 Ordile – yes, Paul Messerschmidt – yes. Motion passed.

The Board took a five-minute recess.

3.) Always Comfy B:100 L:2 A22-2

*An application proposing to rebuild the residential structure that was previously on the property. The applicant is seeking variances for non-conforming lot area and non-conforming lot width.*

Mr. Stoner said the applicant is constructing a single-family house on 4 Mountainside Drive to replace a house that burned down. He said the house had been demolished and the property had been vacant for a number of years. Mr. Stoner went over the requested waivers. Mr. Stoner felt it was a complete application and recommend the Board deem it complete.

Mr. Ordile asked why the 200-foot list showed all property owners as "current owner". Mr. Briadoro explained Daniel's Law to the Board.

A motion to deem the application complete was made by Ms. Howell and seconded by Mr. O'Connell. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, John O'Connell – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion passed.

Mr. Briadoro swore in Mr. Tylor Vander Valk, PE, with Houser Engineering, LLC, 1141 Greenwood Lake Turnpike, Ringwood, NJ and Mr. Mark Bak, Architect with GMG Architecture, 51 Stanhope Rd., Sparta, NJ and Mr. Thomas Mc Nally, owner of Always Comfy, LLC, 371 Hoes Lane, Suite 200 Piscataway, NJ.

Mr. Mc Nally testified he was the owner of Always Comfy and he did sign the application.

Mr. Dan Benkendorf, Esq. said he was representing the applicant. He said the property is just over ¼ of an acre and is in the R-5 zone, single-family residential zone. He said the property is undersized and there was a home on the property that burned down. He said the owner proposed to build a home which would be more conforming with the ordinance of the zone.

Mr. Vander Valk, PE gave his qualification which were accepted by the Board.

Mr. Vander Valk said the property is undersized and is 50 feet wide by 200 feet deep, located in the R-5 zone single-family district and surrounded by other residential uses. He explained the surrounding area to the Board. He said the lot fronts on two streets; Mountainside Drive and Hilltop Drive which is a paper street. He explained the slope of the property, the footprint of the proposed house, the previous septic, well and driveway. He said the proposed dwelling would be more conforming, the driveway would be off of Mountainside drive, there would be a walkway around the easterly side to the porch, an at-grade patio with a deck over and a new septic with a mounded system.

Mr. Vander Valk presented a resolution from the Andover Board of Health 2020-01, which was marked and entered as exhibit A-1.

Mr. Vander Valk presented a Treatment Works Approval issued by the State N.J.D.E.P. and supporting documents, which was marked and entered as exhibit A-2.

Mr. Vander Valk said the intent is to use the existing well, the property will be served by overhead electric, and the home will be all-electric.

Mr. Vander Valk went over the bulk requirements and requested variances with the Board. He said they have two front yards and are proposing a two-story building. He said the former house was a non-conforming floor area and now they are proposing a conforming floor area. He said they did not have an opportunity to take property from surrounding lots however they are improving on existing conditions and explained the setbacks to the Board.

Mr. Stoner asked how the proposed house step back conforms with the surrounding houses. Mr. Vander Valk said that two houses on either side are set closer to Mountainside Drive and not conforming. He said not all of the houses are in line. Mr. Stoner asked about the



retaining walls. Mr. Vander Valk said the property slopes up towards Mountainside. He explained the topography of the property and how they would need to grade the property.

Ms. Howell asked how high the wall would be to which Mr. Vander Valk said from 2 feet to 4 feet. Mr. Stoner asked if the existing vegetation would remain. Mr. Vander Valk said the vegetation on the westerly side is not on their property and would remain and would maintain the easterly side.

Mr. Stoner asked about the construction of the septic. Mr. Vander Valk said the septic would be constructed first and then they would work their way out. Mr. Stoner asked as a condition of any approval that no construction equipment would be parked along Mountainside Drive to which Mr. Vander Valk agreed.

Mr. Carafello asked about the length of the house to which Mr. Vander Valk said 52 feet. Mr. Carafello asked if there would be access to the septic once the house is in place. Mr. Vander Valk said it could be accessed along the side of the house.

Mr. Ordile asked about the pits and tanks towards the back of the property. Mr. Vander Valk said they were the pre-existing septic system for the old house. Mr. Ordile asked if any of the existing foundation would be used to which Mr. Vander Valk said no. Mr. Ordile asked about the steep slope indicated on the plan. Mr. Vander Valk explained the slope category to the Board. There was a discussion on the area of disturbance. Mr. Ordile asked about the wooded area in the rear of the property. Mr. Vander Valk said the wooded area would be removed up to the property line. Mr. Ordile asked if there are plans to add additional landscaping. Mr. Vander Valk said they have nothing proposed at this time.

Mr. Bak, RA gave his qualifications which were accepted by the Board.

Mr. Bak said the house would be 52 feet by 20 feet with a two-car garage at the end of the driveway which would be about 3.5 feet lower than the first floor, the front door, with a covered porch, would be on the side and the back of the house would have a patio. He said the house would have three bedrooms and explained the exterior of the proposed house. He said there would be lights over the garage doors, the foundation would be stucco with shiplap siding, a light at the entrance and some lighting on the deck. Mr. Stoner asked if the applicant would agree to downward facing lights to which Mr. Bak agreed. Ms. Howell asked if the lights could be on timers or motion detectors to which Mr. Benkendorf agreed.

Mr. Ordile asked if they would agree to a condition of no spot lights on the property to which Mr. Benkendorf agreed.

Mr. Ordile asked what Always Comfy does. Mr. Mc Nally said it is a heating and air conditioning company. He said he has a home builders license and this has been a dream of his to build a house. Mr. Ordile asked what his interest in this property was. Mr. Mc Nally explained how he found the property. Mr. Ordile asked if it would be owner occupied. Mr. Mc Nally said he would probably sell the house. Mr. Ordile asked if Mr. Mc Nally could have the grass cut to which Mr. Mc Nally said yes.

Mr. Messerschmidt opened the meeting to the public.

Mr. Briigliodoro swore in Ms. Caroline Andrews of 6 Mountainside Drive, Newton, NJ. Ms. Andrews felt an environmental review is necessary and she presented a picture on her cell phone of a deer with a fawn. She said she has seen wildlife on the property and felt the house would affect the environmental issues on the property. She said they currently have a drainage problem on their property and felt the house would worsen that condition.

Mr. Briigliodoro swore in Mr. Casey Andrews of 6 Mountainside Drive, Newton, NJ who felt there would be privacy concerns with a two-story house next to his. Mr. Messerschmidt asked Mr. Andrews if he lived there prior to the house burning down to which he said no.

Mr. Ordile asked for further information on their drainage problem. Mr. Andrews said they get 1.5 inches of water in their basement from heavy rains. He felt the retaining wall would make his drainage problem worse. Mr. Ordile asked Mr. Vander Valk if the applicant's property drains to the Andrews property. Mr. Vander Valk explained the applicant's property would be graded to run perpendicular to the neighboring lot and the proposed house would have swales on either side so they would be collecting the water and bringing it to Mountainside Drive. He said it would not be a worse condition.

Mr. Briigliodoro swore in Mr. Donald Ward of 7 Mountainside Drive, Newton, NJ. Mr. Ward gave a history of the proposed building site. He said Mr. Mc Nally bought the property and tore the house down and the property has not been maintained. He expressed a concern with water coming across the road from the subject property. Mr. Ordile asked if the water flowed onto his property when the prior house was there. There was a discussion on if and when the house burnt down.

With nobody else coming forward, the meeting was closed to the public.

Ms. Howell asked about the permit process. Mr. Vander Valk explained their permit process.

Mr. Stoner asked if they could put seepage pits at the end of the driveway. Mr. Vander Valk said that would need further exploration. Mr. Benkendorf agreed to add the seepage pits if they do not hinder anything else.

Mr. Briigliodoro went through the variances and conditions of any approval.

A motion to approve the application was made by Mr. Skewes and seconded by Mr. Karr. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, John O'Connell – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion passed.

**ORDINANCES:** None.

**OLD BUSINESS:**

Mr. O'Connell asked for an update on the Richard Jump application. Mr. Briigliodoro said Mr. Jump filed another appeal and then the Larick application came before the Board and with talking to Mr. Jump's attorney, they are waiting for the outcome of the Larick application.

Mr. Ordile asked about the budget money for the digitizing of the Zoning Map. The Board Secretary said they are not doing anything with the Zoning map until the Master Plan is finalized.

Mr. Ordile said the Board discussed live streaming the meetings and that has gone nowhere. Mr. Messerschmidt said Mr. Briigliodoro wanted to address the Board in this matter at a later date.

**NEW BUSINESS:**

1.) Discussion on Possible Redevelopment Study for Block 108, Lot 4.01, 1023 Limecrest Road, Andover, NJ

Mr. Briigliodoro said the Township Committee adopted a resolution where they requested the Board determine if the area is in need of non-condemnation, redevelopment. Mr. Briigliodoro explained the process to the Board. He said at this point the Board was asked to hire Ms. Jessica Caldwell, PP to do the study.

The Board discussed the matter and expressed a concern with handling redevelopment studies on a lot-by-lot basis.

A motion to hire Ms. Jessica Caldwell, PP to conduct a preliminary investigation and do the study was made by Mr. Skewes and seconded by Mr. Karr. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, John O'Connell – no, Richard Skewes – yes, Joseph Ordile – no, Paul Messerschmidt – yes. Motion passed.

Ms. Howell requested a formal letter to be sent to the Township Committee to advise the Board would like to handle all properties in need of redevelopment in one study.

**LIAISON REPORTS:**

***Township Committee*** – Eric Karr

Mr. Karr said the first Redevelopment study was passed.

***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 had nothing to report.

**Zoning Map/ Zone Changes Subcommittee** – Paul Messerschmidt

Mr. Messerschmidt said he had nothing new to report.

**Master Plan Subcommittee** – Joseph Ordile

Mr. Ordile asked to discuss this matter in Executive Session.

**VOUCHERS:**

<b>Company</b>	<b>Amount</b>	<b>Purpose</b>	<b>Paid By</b>
Weiner Law Group	\$320.00	Legal	Budget
Weiner Law Group	\$64.00	McDonald	Applicant’s Escrow
Weiner Law Group	\$208.00	Always Comfy, LLC	Applicant’s Escrow
Weiner Law Group	\$128.00	Sweeney	Applicant’s Escrow
Vogel, Chait, Collins & Schneider	\$1,304.00	BHT Properties Group	Applicant’s Escrow

A motion to approve 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 Ordile – yes, Paul Messerschmidt – yes. Motion passed.

**CORRESPONDENCE:** None.

**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:** June 21, 2022, July 5, 2022

**EXECUTIVE SESSION:**

A motion to go into executive session was made by Mr. Karr and seconded by Ms. Howell. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, John O’Connell – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion passed.

A motion to come out of executive session was made by Mr. O’Connell and seconded by Ms. Howell. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, John O’Connell – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion passed.

**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