



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
August 2, 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 room 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 Rd., 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 – Present
John Carafello – Present
Suzanne Howell – Present
John O’Connell – Present
CeCe Pattison – Excused
Richard Skewes – Absent
Joseph Ordile – Present
Joseph Tolerico – Present
Paul Messerschmidt – Present

Also Present:

Glenn Kienz, Esq.
Cory Stoner, PE
Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: June 14, 2022

A motion to approve the minutes of the June 14, 2022 meeting with the noted corrections was made by Mr. O’Connell and seconded by Ms. Howell. Roll Call: Eric Karr – Abstain, John Carafello – Abstain, Suzanne Howell – yes, John O’Connell – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion carried.

RESOLUTIONS: None.

COMPLETENESS REVIEWS: None.

HEARINGS:

1.) Area in Need of Redevelopment Study for 1023 Limecrest Road B: 108, L: 4.01

Mr. Kienz swore in Ms. Jessica Caldwell, Special Projects Planner for Andover Township. Ms. Caldwell went over her report dated July 8, 2022. She said the governing body of Andover Township authorized the Land Use Board via resolution R2022-95 to conduct a non-condemnation area in need of redevelopment study for the area identified as block 108 lot 4.01 also known as 1023 Limecrest Road. The lot is 3.93 acres and is the location of the Pyskaty Brothers mulch business. The property has two buildings on it; an office building with two garages and an open carport. Ms. Caldwell described the study area as one parcel and explained the leased option area to the north of the property. She said they analyzed aerial photos of the site dating back to 1930. She explained the photos on pages 10 through 12 of her report and said the current development on the property covers almost the entire site. She said the environmental history of the site is relatively flat with no State open waters or wetlands present and no known contaminated sites on or near the property. She explained the improvement to land value ration which is said is about a 1:1 ration which is less than optimal in terms of productivity on a piece of property. She explained the NJDEP designated land uses within the study area. She said the property is surrounded by industrial uses to the north, east and west. The property to the south is largely an undeveloped forested area and the property is in the industrial zone. She said the last Master Plan was adopted on March 15, 2011, which indicated there were properties in the industrial zone that were under productive and recommended the Township continue to study those areas. Ms. Caldwell went over the redevelopment criteria analysis and said the study area met at least three of the eight redevelopment criteria. She felt the site was dilapidated and recommended the study area be designated as a Non-Condensation Area in Need of Redevelopment.

Mr. Ordile asked how the leasing option area affects the next buyer of the property. Ms. Caldwell said there was a time when the current property owner was leasing that area from the

adjacent property owner. She said they are not currently leasing that area and does not have an impact except to explain why there was development outside of the property lines.

Mr. Olsen asked why the Board is reviewing a redevelopment study for just one property. Mr. Carafello said the property owner asked the Township to consider the redevelopment study. Mr. Karr said it allows the Township to negotiate with the property owner. There was a discussion on other areas along Limecrest Road. Ms. Caldwell said it is common to have a study done for one or two properties, which is initiated by the property owner. Mr. Kienz said the redevelopment process works better than the variance process. He said the developer still needs to come before the Board with a site plan.

Mr. Olsen asked what would happen if a redevelopment plan is presented and is not consistent with the Master Plan. Ms. Caldwell said the redevelopment plan needs to forward the goals of the Master Plan.

A motion to adopt the redevelopment study and recommend it to the Township Committee as reflected in the draft resolution provided to the Board and adopt the resolution entitled “Township of Andover Land Use Board Recommending that the Township Committee of Andover Township Designate the Study Area as a Non-Condemnation Area in Need of Redevelopment Pursuant to the Local Redevelopment and Housing Law under N.J.S.A 40A:12A-1 ET. SEQ.” was made by Mr. Karr and seconded by Mr. O’Connell. Roll Call: Eric Karr – yes, Eric Olsen – yes, John Carafello – yes, Suzanne Howell – yes, John O’Connell – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Paul Messerschmidt – yes. Motion carried.

ORDINANCES: None.

OLD BUSINESS:

1.) Live Streaming Meetings

The Board agree to carry this matter to a meeting where Mr. Briigliodoro is present.

NEW BUSINESS:

Mr. Ordile said he had questions about the April and May zoning report.

Ms. Howell asked about the OPRA violations. Mr. Stoner said it was an OPRA request for violations on a specific piece of property. Ms. Howell asked about the roadside sale on Kilroy Rd. Mr. Stoner said he thought it was for a farm stand.

Mr. Ordile asked about the gunsmith zoning request. Mr. Stoner said someone was inquiring if that approval was still valid.

LIAISON REPORTS:

Township Committee – Eric Karr

Mr. Karr said the Township Committee has been discussing the redevelopment study. He said the Township has been repaving a number of roads in town.

Environmental Commission –Eric Olsen

Mr. Olsen said the Environmental Commission is trying to wrap up the Open Space plan. He said comments had been sent to the consultant to consider for the plan.

Sustainable Andover – Eric Olsen

Mr. Olsen said they are distributing the Buy Fresh Buy Local guides.

Economic Development Committee – John Carafello

Mr. Carafello said there is a developer interested in The Abbey.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

The Board Secretary said she was working on cleaning up the definitions the Board has already worked on in preparation of sending them to the Township Committee for adoption.

Master Plan Subcommittee – Joseph Ordile

Mr. Ordile said the subcommittee is recommending H2M to draft a Master Plan. He said they realize they cannot afford to update all of the elements of the Master Plan and handed out a chart of which items they felt should be updated. He said they wanted to have a community engagement with as many residents as possible. He said it would cost about \$68,000.00 in total. Mr. Karr went over the funding of the Master Plan. He felt the community engagement was very important.

A motion to allow the subcommittee to engage with H2M for the items indicated on the estimate presented to the Board and to recommend it to the Township Committee was made by Mr. O’Connell and seconded by Ms. Howell. Roll Call: Eric Karr – yes, Eric Olsen – yes, John Carafello – abstain, Suzanne Howell – yes, John O’Connell – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Paul Messerschmidt – yes. Motion carried.

VOUCHERS: None.

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, 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: August 16, 2022, August 30, 2022

A motion to schedule a special meeting on August 30, 2022 was made by Mr. O'Connell and seconded by Mr. Ordile. Roll Call: Eric Karr – abstain, Eric Olsen – yes, John Carafello – abstain, Suzanne Howell – yes, John O'Connell – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Paul Messerschmidt – yes. Motion carried.

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. Tolerico. It was seconded by Mr. Olsen and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator