



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

## Land Use Board

Municipal Building  
134 Newton-Sparta Rd  
Andover, NJ 07860

MINUTES

September 6, 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 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).

### OATH OF OFFICE:

Mr. Briigliodoro swore in Ms. Krista Gilchrist as an alternate Board Member.

### ROLL CALL:

Eric Karr - Absent

Eric Olsen – Present

John Carafello – Absent

Suzanne Howell – Present

John O’Connell – Excused

CeCe Pattison – Excused

Richard Skewes – Present

Joseph Ordile – Present

Joseph Tolerico – Absent

Krista Gilchrist - Present

Paul Messerschmidt – Present

**Also Present:**

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

**ADMINISTRATIVE ITEMS:**

**Approval of Minutes:** None.

**RESOLUTIONS:** None.

**COMPLETENESS REVIEWS:**

1.) Larick, John           Block: 151, Lot: 19           Application # A22-4

*The applicant is seeking preliminary and final site plan approval to demolish existing structures on the property and erect a new principal structure and other site improvements including the parking lot and driveways. The improvements are in furtherance of Applicant's vehicle transport business that was granted use variance approval on March 1, 2022.*

Mr. Stoner went over his report dated September 2, 2022. He said his report was only for completeness and would issue a full engineering report. He went over the requested waivers with the Board. Mr. Stoner said it is not clear who owns the property the comes out on Old Stickles Pond Rd where the applicant is proposing their access. Mr. Stoner felt an E.I.S., a riparian buffer, an earthworks summary and the right to access the former driveway should be required before deeming the application complete. There was a discussion on the requested items. There was a discussion on scheduling the hearing date. Mr. Olsen suggested the applicant provide sight distance for the driveway access. The Board Secretary will send a letter to the applicant advising the requested information.

A motion to deem the application complete was made by Ms. Howell and seconded by Mr. Skewes. Roll Call: Eric Olsen – no, Suzanne Howell – no, Richard Skewes – no, Joseph Ordile - no, Krista Gilchrist – no, Paul Messerschmidt – no. Motion failed.

A motion to deem the application incomplete was made by Mr. Olsen and seconded by Mr. Ordile. Roll Call: Eric Olsen – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile yes, Krista Gilchrist – yes, Paul Messerschmidt – yes. Motion carried.

**HEARINGS:** None.

**ORDINANCES:** None.

**OLD BUSINESS:**

1.) Live Stream

Mr. Ordile felt the meetings should be hybrid. He said the Board had a conversation on that and decided against it. Mr. Ordile felt the next alternative is to live stream the meetings. He felt the public could benefit from viewing the meetings at home and felt it was a benefit. Ms. Howell asked if there is a cost to which the Mr. Ordile said the Township is paying for it already. Mr. Messerschmidt noted the public would not have the ability to ask a question however; they could come down to the municipal building to ask a question. The Board Secretary asked if the live streaming malfunctions would the meeting have to be canceled. There was a discussion on if the hearing could continue if the live streaming malfunctioned. Mr. Briigliodoro explained the notice issues. Mr. Olsen suggested a trial live stream. Mr. Ordile felt the live stream is in real time and that the Township needs to do a better job of communicating with the residents. The Board agreed to have Mr. Briigliodoro look into the matter further.

Mr. Stoner asked if the Environmental Commission had looked at the E.I.S. code requirements to which Mr. Olsen said they had not addressed that yet.

**NEW BUSINESS:**

1.) Discussion on Board Professionals for 2023

Mr. Messerschmidt asked if the members felt the Board should go out for proposals for 2023. Mr. Ordile felt the Board should go into Executive Session to discuss the Board professionals.

**LIAISON REPORTS:**

***Township Committee*** – Eric Karr

Mr. Karr was not present to give a report.

***Environmental Commission*** – Eric Olsen

Mr. Olsen said they have not met and had nothing to report.

***Sustainable Andover*** – Eric Olsen

Mr. Olsen said they canceled their August meeting and had nothing to report.

***Economic Development Committee*** – John Carafello

Mr. Carafello was not present to give a report.

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

Mr. Messerschmidt said the Board needs to finish the definitions. There was a discussion on the definitions and how to move them forward.

***Master Plan Subcommittee*** – Joseph Ordile

Mr. Ordile said he was at the Township Committee and they carried the awarding of the Master Plan contract because they were looking at all options.

**VOUCHERS:** None.

**CORRESPONDENCE:** None.

**PUBLIC PORTION:**

Mr. Messerschmidt opened the meeting to the public and read the following into the record:

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. Neil Hubbard of 12 Caitlyn Court, Andover, NJ asked how the stipulations of a resolution is policed. Mr. Stoner explained the process to Mr. Hubbard. He said is something is out of compliance; it is brought to the attention on the Zoning Officer. Mr. Hubbard felt the property with the storage containers is not properly screened. Mr. Stoner said there is a notice on that site for screening.

Mr. Hubbard felt the live streaming would be helpful however only people with an interest would watch it.

**UPCOMING MEETINGS:** September 20, 2022, October 4, 2022

Mr. Stoner and Mr. Briigliodoro left the meeting.

**EXECUTIVE SESSION:**

A motion to go into executive session to discuss Board Professionals was made by Ms. Howell and seconded by Mr. Ordile. Roll Call: Eric Olsen – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile yes, Krista Gilchrist – yes, Paul Messerschmidt – yes. Motion carried.

A motion to come out of executive session was made by

**ADJOURNMENT:**

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

Respectfully submitted,

Stephanie Pizzulo  
Land Use Administrator

