



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
November 15, 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 - Excused
Eric Olsen – Present
John Carafello – Excused
Suzanne Howell – Present
John O’Connell – Excused
CeCe Pattison – Excused
Richard Skewes – Absent
Joseph Ordile – Present
Joseph Tolerico – Present
Krista Gilchrist - Present
Paul Messerschmidt – Present

ADMINISTRATIVE ITEMS:

Approval of Minutes: None.

RESOLUTIONS: None.

COMPLETENESS REVIEWS:

1.) BHT Properties Group B:151 L:21 A22-6

An application for a minor subdivision to comply with the request of the State Historic Preservation Office (SHPO) which requested that the buildings on the site not be removed.

Mr. Messerschmidt said the completeness review would be postponed to December 20, 2022 due to the Board Attorney being absent due to an illness.

HEARINGS:

1.) BHT Properties Group B:151 L:21 A21-2

An application for Preliminary and Final Major Site Plan approval and variances to permit the applicant to regrade the lot and utilize the property for storage of construction vehicles and construction equipment and materials. In addition, the applicant will install a pedestrian walkway, commercial office building and provide all necessary subsurface and surface stormwater facilities and provide other site features. The runway will be maintained and used for access.

Mr. Messerschmidt said the BHT Properties Group hearing would be carried to December 20, 2022 to be held at the municipal building due to the Board Attorney being absent due to an illness. He said there would be no additional notice to the surrounding property owners.

A motion to carry the hearing and notice to December 20, 2022 was made by Ms. Howell and seconded by Mr. Olsen. Roll Call: Suzanne Howell – yes, Eric Olsen – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Krista Gilchrist – yes, Paul Messerschmidt – yes. Motion carried.

ORDINANCES: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

VOUCHERS:

Company	Purpose	Amount	Paid By
Harold Pellow & Associates	Engineering	\$135.00	Budget
Harold Pellow & Associates	Ballentine Woods	\$130.73	Applicant's Escrow
Harold Pellow & Associates	Ringo Properties	\$809.88	Applicant's Escrow

Harold Pellow & Associates	John Larick	\$986.25	Applicant's Escrow
Harold Pellow & Associates	McDonald	\$135.00	Applicant's Escrow
Harold Pellow & Associates	BHT Properties Group	\$1,008.00	Applicant's Escrow

A motion to pay the bills as presented was made by Mr. Ordile and seconded by Ms. Gilchrist. Roll Call: Suzanne Howell – yes, Eric Olsen – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Krista Gilchrist – yes, Paul Messerschmidt – yes. Motion carried.

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: December 6, 2022, December 20, 2022

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