



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
January 17, 2023
7:30 p.m.

CALL TO ORDER:

Mr. Messerschmidt called the meeting to order at 7:32pm.

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.

OATH OF OFFICE:

Mr. Messerschmidt swore in Mr. Sean Degan as an alternate Board Member.

ROLL CALL:

Eric Karr - Excused
Eric Olsen – Present
John Carafello – Excused
Suzanne Howell – Present
John O’Connell – Excused
Richard Skewes – Present
Joseph Ordile – Present
Krista Gilchrist – Present
Sean Degan - Present
Paul Messerschmidt – Present

Also Present:

Stephanie Pizzulo, Secretary

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 applicant had notified the Board they would not be able to proceed this evening and requested the completeness review be carried to a further date.

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 applicant had notified the Board that they are not able to proceed this evening and requested the matter be carried to a future date. He said the applicant did notify the Board that they would be able to proceed on January 31, 2023 if the Board would approve a special meeting.

A motion to hold a special meeting for the BHT application on January 31, 2023 was made by Mr. Skewes and seconded by Mr. Ordile. Roll Call: Eric Olsen – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

Mr. Messerschmidt announced that the BHT meeting will continue on January 31, 2023 at 7:30pm at the Andover Township municipal building and that the notice to surrounding property owners for the hearing would be carried to that date. The Board Secretary will notice the special meeting in the official newspaper of the Board.

Mr. Ordile asked if the Board could find out from the applicant exactly what their plans are for the special meeting.

ORDINANCES: None.

OLD BUSINESS:

Mr. Ordile asked about posting the recordings on the website. The Board Secretary said she had not had a chance to contact the web designer on the storage issue.

Mr. Ordile asked if the Board should discuss having a Technical Review Committee as suggested by the Board Engineer. The Board agree to continue the discussion when the Board Engineer was present.

Ms. Howell asked if there was anything else that could have been scheduled for this evening since the applicant asked to carry their hearing. The Board discussed what they could schedule if there are last minute changes to the agenda.

NEW BUSINESS:

The Board Secretary discussed updating the agenda and website to indicate there is a change on the agenda.

Mr. Ordile asked why the agenda says the meeting is in person only when it is being live streamed. Mr. Messerschmidt said the Board could only take questions and respond to the public if they are physically present.

Mr. Ordile said a member of the public suggested to him that the agenda give more insight to what is being discussed during that public hearing. Mr. Messerschmidt said he would discuss this with the Board Attorney.

VOUCHERS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$560.00	Budget
Weiner Law Group	John Larick	\$1,680.00	Applicant's Escrow
Vogel, Chait, Collins & Schneider	BHT Properties Group	\$880.00	Applicant's Escrow

Ms. Howell noted the vouchers did not have account numbers on them. The Board Secretary said she would make sure they are on the vouchers.

A motion to approve the vouchers was made by Ms. Howell and seconded by Mr. Olsen. Roll Call: Eric Olsen – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – 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: February 7, 2023, February 21, 2023

Mr. Messerschmidt noted that the next meeting date would be January 31, 2023.

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator