



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
July 18, 2023
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 – Excused
John Carafello – Present
Suzanne Howell – Present
Richard Skewes – Present
Joseph Ordile – Present
Krista Gilchrist – Present
Sean Degan – Present
Paul Messerschmidt – Present

Also Present:

Richard Briigliodoro, Esq.
Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: June 13, 2023, June 20, 2023

A motion to approve the minutes of the June 13, 2023 meeting with the noted corrections was made by Ms. Howell and seconded by Ms. Gilchrist. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Paul Messerschmidt – yes. Motion carried.

A motion to approve the minutes of the June 20, 2023 meeting with the noted correction was made by Ms. Gilchrist and seconded by Mr. Skewes. Roll Call: John Carafello – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

RESOLUTIONS:

1.) Barone, PatB: 62, L: 4.04 Application # 23-3

A motion to adopt the resolution in the matter of Pat Barone with the noted correction was made by Mr. Skewes and seconded by Mr. Karr. Roll Call: Suzanne Howell – yes, Joseph Ordile – yes, Richard Skewes – yes, Krista Gilchrist – yes, John Carafello – yes, Eric Karr – yes, Paul Messerschmidt – yes. Motion carried.

2.) Steinwand, Joseph B: 116, L: 24.06 Application # 23-5

A motion to adopt the resolution in the matter of Joseph Steinwand was made by Ms. Gilchrist and seconded by Mr. Ordile. Roll Call: Suzanne Howell – yes, Joseph Ordile – yes, Richard Skewes – yes, Krista Gilchrist – yes, John Carafello – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

COMPLETENESS REVIEWS: None.

HEARINGS: None.

ORDINANCES:

1.) Amendment to the Route 206 Redevelopment Plan

Mr. Briigliodoro said the Route 206 Redevelopment Plan came before the Board in March 2022 and was amended in November 2022. He said there is a pending amendment for the permitted uses concerning wholesale establishment, warehouses and storehouses. He said the proposed amendment is to make the language in the redevelopment plan consistent with the zoning ordinance. Mr. Messerschmidt expressed a concern with the storing of hazardous materials in a warehouse. Mr. Briigliodoro said the redevelopment zone is making a distinction between items considered safe or non-hazardous as permitted but any hazardous material would be conditionally permitted and the applicant would have to prove to the satisfaction of the Board that they could be stored safely. He said the redevelopment zone ordinance governs what happens in the zone.

Mr. Ordile asked if the Township Committee should introduce an ordinance to update the zoning tables with the redevelopment zones. Mr. Brioli said it is typically done with the Master Plan because of the notice requirements. Mr. Ordile asked if the redevelopment plan would be updated. Mr. Messerschmidt said the plan before the Board has the updates in it.

A motion to find the proposed amendment consistent with the Master Plan was made by Mr. Skewes and seconded by Mr. Karr. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

OLD BUSINESS:

Ms. Howell asked about the financial disclosure. The Board Secretary said she would speak to the Deputy Clerk.

NEW BUSINESS:

1.) Appeal of Special Zoning Officer’s Determination

Mr. Messerschmidt notified the Board of an appeal that may come before the Board.

LIAISON REPORTS:

Township Committee:

Mr. Karr gave an update on the Township’s budget and said the town has explored cutting spending in certain areas. He said the Township has put a hold on the Master Plan and Zoning Map updates. There was a discussion on how the Township may proceed with the situation.

Environmental Commission

Mr. Olsen was not present to give a report.

Sustainable Andover

Mr. Olsen was not present to give a report.

Economic Development Committee

Mr. Carafello had nothing new to report.

Zoning Map/ Zone Changes Subcommittee

Mr. Messerschmidt said the Board would continue to work on the definitions.

Master Plan

Mr. Messerschmidt said the Master Plan is on hold.

VOUCHERS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$832.00	Legal Budget
Weiner Law Group	Redevelopment Study – 1045 Limecrest	\$736.00	Applicant’s Escrow
Weiner Law Group	Barone, Pat	\$1,280.00	Applicant’s Escrow

Weiner Law Group	Steinwand, Joseph	\$688.00	Applicant's Escrow
Weiner Law Group	Feels of Green	\$64.00	Applicant's Escrow

Mr. Ordile asked who the applicant was for the redevelopment study at 1045 Limecrest Road. Mr. Karr said that study has been completed already. The Board Secretary said she did not know who the applicant was but she was given an account number so the Township is not paying for the study.

A motion to pay the bills was made by Ms. Howell and seconded by Ms. Gilchrist. Roll Call: Eric Karr – yes, John Carafello – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes however abstained from the redevelopment study voucher, 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. Please come forward when recognized and state your name and address, unless you are a registered covered person under Daniel's Law by the Office of Information Privacy. 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 nobody coming forward, the meeting was closed to the public.

PENDING APPLICATIONS:

Braen Supply – Deemed Incomplete 2.7.23 – No new information submitted.
 Ringo Properties – Deemed Incomplete 10.4.22 – No new information submitted.
 Feels of Green – Deemed Incomplete 6.13.23 – No new information submitted.
 Puff City – Deemed Incomplete 3.7.23 – No new information submitted.

UPCOMING MEETINGS: August 1, 2023, August 15, 2023

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator