



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MIUTES
August 1, 2023
7:30 p.m.

CALL TO ORDER:

Ms. Howell called the meeting to order at 7:30pm.

PLEDGE OF ALLEGIANCE:

Ms. Howell led everyone in a flag salute.

OPEN PUBLIC MEETINGS ACT NOTICE:

Ms. Howell 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 - Absent
Eric Olsen – Present
John Carafello – Present
Suzanne Howell – Present
Richard Skewes – Present
Joseph Ordile – Present
Krista Gilchrist – Present
Sean Degan – Absent
Paul Messerschmidt – Excused

Also Present:

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

ADMINISTRATIVE ITEMS:

Approval of Minutes: July 18, 2023

A motion to approve the minutes of the July 18, 2023 meeting was made by Mr. Skewes and seconded by Ms. Gilchrist. Roll Call: John Carafello – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Suzanne Howell – yes. Motion carried.

RESOLUTIONS:

1.) Amendment to the Route 206 Redevelopment Plan

A motion to adopt the resolution for the amendment to the Route 206 Redevelopment Plan was made by Mr. Carafello and seconded by Mr. Skewes. Roll Call: John Carafello – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Suzanne Howell – yes. Motion carried.

COMPLETENESS REVIEWS: None.

HEARINGS: (All submitted materials can be found under the Land Use section on the Township website www.andovertwp.org.)

1.) Barone, Pat B: 62 L: 4.04 Application # A23-3

The applicant is seeking a variance to use an existing garage as agriculture labor housing.

Ms. Howell read a letter dated August 1, 2023 from Ms. Megan Ward, attorney for the applicant, into the record. The letter said their witness had a conflict and could not appear and asked to carry the matter to August 15, 2023. The letter said the applicant had consented to an extension of time as deemed necessary.

A motion to carry the matter to August 15, 2023 without further notice and subject to an extension of time as deemed necessary was made by Mr. Olsen and seconded by Mr. Skewes. Roll Call: Eric Olsen – yes, John Carafello – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Suzanne Howell – yes. Motion carried.

ORDINANCES:

OLD BUSINESS:

Mr. Ordile expressed a concern that the Board Secretary could not see how many people were on the live stream.

NEW BUSINESS:

1.) Appoint Planner for a Redevelopment Study of Block 103, Lots 2 & 3.02

The Board Secretary said the Township Committee had sent a resolution requesting the Land Use Board appoint a planner to conduct the redevelopment study.

Mr. Ordile asked who was paying for the study to which Mr. Carafello said the applicant was paying. Mr. Ordile requested a subcommittee work with Ms. Caldwell on the study. There was

a discussion on a possible subcommittee. Mr. Carafello and Mr. Skewes volunteered to be on the subcommittee.

A motion to appoint Ms. Jessica Caldwell, PP to conduct the study was made by Mr. Skewes and seconded by Mr. Carafello. Roll Call: Eric Olsen – yes, John Carafello – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Suzanne Howell – yes. Motion carried.

Mr. Ordile said it was his understanding there would be a public hearing for the Woodland Nursing Home on August 15, 2023. He asked for documentation to which the Board Secretary said it is the same redevelopment study that had come before the Board in March and that she would send it out to the Board again.

LIAISON REPORTS:

Township Committee – Eric Karr

Mr. Carafello updated the Board on the Township’s financial issues.

Environmental Commission –Eric Olsen

Mr. Olsen had nothing new to report.

Sustainable Andover – Eric Olsen

Mr. Olsen said they are distributing the Buy Local Guide and they are getting a great response from the business owners.

Economic Development Committee – John Carafello

Mr. Carafello had nothing new to report.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

Mr. Messerschmidt was not present to give a report.

VOUCHERS:

Company	Purpose	Amount	Paid By
Harold Pellow Associates	National Land Developers	\$897.00	Applicant’s Escrow
Harold Pellow Associates	Barone, Pat	\$414.00	Applicant’s Escrow
Harold Pellow Associates	Engineering	\$586.50	Engineering Budget
Harold Pellow Associates	Master Plan	560.00	Master Plan Budget
Vogel, Chait, Collins Schneider	BHT Properties Group	\$40.00	Applicant’s Escrow

A motion to pay the bills was made by Mr. Olsen and seconded by Ms. Gilchrist. Roll Call: Eric Olsen – yes, John Carafello – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Suzanne Howell – yes. Motion carried.

CORRESPONDENCE:

- 1.) From: Patricia Bussow, CMC Andover Township

Re: Resolution 2023-106

PUBLIC PORTION:

Ms. Howell 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. 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. James Streeter, a resident of Andover asked if the Board was looking for new members and how to apply. The Board Secretary explained the process.

With nobody else 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 – Requested information submitted.

Puff City – Deemed Incomplete 3.7.23 – No new information submitted.

There was a discussion on how to proceed with the Feels of Green application.

UPCOMING MEETINGS: August 15, 2023, September 5, 2023

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator