



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
October 3, 2023
7:30 p.m.

CALL TO ORDER:

Mr. Messerschmidt called the meeting to order at 7:30pm.

PLEDGE OF ALLEGIANCE:

Mr. Messerschmidt led everyone 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 – 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.
Cory Stoner, PE
Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: September 19, 2023

A motion to approve the minutes of the September 19, 2023 meeting was made by Ms. Howell and seconded by Ms. Gilchrist. 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.) Recommending that the Township Committee designate the study area for property designated as Block 108, Lot 4.02 (1045 Limecrest Road) (Pace Glass) as a condemnation redevelopment area pursuant to the Local Redevelopment and Housing Law under N.J.S.A. 40A:12A ET. SEQ.

A motion to adopt the resolution with the noted corrections was made by Mr. Ordile and seconded by Mr. Skewes. Roll Call: John Carafello – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Richard Skewes – yes, Paul Messerschmidt – yes. Motion carried.

COMPLETENESS:

1.) Puff City, LLC B: 134 L:17.06 Application # 23-2

Mr. Stoner said the applicant had submitted new documents which included new architectural and site plans and an environmental statement. He said the items in his March 3, 2023 report had been addressed. He recommended the application be deemed complete and said the Completeness Review Subcommittee agreed with his recommendation.

A motion to deem the application complete was made by Ms. Gilchrist and seconded by Mr. Ordile. Roll Call: John Carafello – yes, Suzanne Howell – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Richard Skewes – yes, Paul Messerschmidt – yes. Motion carried.

2.) 698 Route 206 South, LLC B: 158 L:1 Application # A-8

Mr. Stoner said the application, which is for a minor site plan, was submitted in response to a notice of violation that was issued by the acting Zoning Officer. He said the review subcommittee agreed on a list of items that still need to be submitted which include a narrative for the application providing a description as to why they are in front of the Board. He said they also will need to provide a list of any variances and waivers required, the zoning table on the plans needs to be updated for the Route 206 Redevelopment Zone, information on structures within 200 feet of the subject property, information regarding underground utilities such as septic systems and wells, a review of all of the signs on the property, a lighting plan for existing and proposed lighting, all wells shown on the plans, any proposed outdoor storage, screening of any outdoor storage, a review of all of the impervious coverage that has expanded since 1993, requesting a list of construction permits and to make sure all construction permits for the

three buildings are up to date, and a list of design waivers and variances. Mr. Stoner suggested the application be deemed incomplete until the items listed are submitted. Mr. Messerschmidt said the Completeness review Subcommittee recommended the application be deemed incomplete.

A motion to deem the application incomplete was made by Ms. Howell and seconded by Ms. Gilchrist. Roll Call: John Carafello – yes, Suzanne Howell – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Richard Skewes – yes, Paul Messerschmidt – yes. Motion carried.

Mr. Stoner recommended a 60-day deadline be placed on the submission requirement due to the outstanding zoning violation.

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 # A23-2
(For a Board vote only)

Mr. Messerschmidt read a letter from Ms. Ward, attorney for the applicant, dated October 3, 2023 which requested the Board vote be carried to the November 21, 2023 meeting date due to only five Board members being present that were eligible to vote. He said the letter also granted an extension of time for a Board decision through November 21, 2023.

A motion to carry the vote to November 21, 2023 without further notice was made by Ms. Gilchrist and seconded by Ms. Howell. Roll Call: Suzanne Howell – yes, Richard Skewes – no, Joseph Ordile – no, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

ORDINANCES: None.

OLD BUSINESS: None.

NEW BUSINESS: None.

LIAISON REPORTS:

Township Committee – Eric Karr

Mr. Karr was not present to give a report.

Environmental Commission –Eric Olsen

Mr. Olsen was not present to give a report.

Sustainable Andover – Eric Olsen

Mr. Olsen was not present to give a report.

Economic Development Committee – John Carafello

Mr. Carafello said the Township is receiving a lot of inquiry from businesses.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

Mr. Stoner said the map is done and the subcommittee needs to go over it.

Master Plan – Joseph Ordile

Mr. Ordile said the subcommittee received a draft version of the Master Plan survey and had set up a meeting to go over the survey.

Mr. Messerschmidt said he and Mr. Olsen will present the Open Space plan to the Board during a public hearing.

VOUCHERS: None.

CORRESPONDENCE:

1.) From: Ms. Megan Ward, Esq.

Re: Barone Application – Request to carry vote to November 21, 2023.

PUBLIC PORTION:

Mr. Messerschmidt 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.

Ms. Suzanne Streeter thanked the Board for their kindness and patience in answering questions from the public.

Chief Vincent Mann said he had submitted an application to the Board and have not heard back yet. He said they had received a license from the town for cannabis retail and had spent a significant amount of money on the property and he wanted to get the application moving forward.

Mr. Stoner said the application was submitted in September and the application is scheduled for a completeness determination on October 17, 2023. He explained that once the application is deemed complete, then the Board will schedule a hearing date.

With nobody else coming forward, the meeting was closed to the public.

PENDING APPLICATIONS:

Braen Supply – Deemed Incomplete 2.7.23

Ringo Properties – Deemed Incomplete 9.19.23.

Puff City – Deemed Incomplete 3.7.23

Walsky, Barry – Submitted 8.28.23

698 Route 206 South, LLC – Submitted 8.25.23

Andover Munsee Realty, LLC – Submitted 9.8.23

UPCOMING MEETINGS: October 17, 2023, November 21, 2023

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator