



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road  
MINUTES  
November 21, 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](http://www.andovertwp.org).

**ROLL CALL:**

Eric Karr - Present  
Eric Olsen – Present  
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:** October 17, 2023

A motion to approve the minutes of the October 17, 2023 meeting was made by Ms. Gilchrist and seconded by Mr. Skewes. Roll Call: Eric Karr – yes, Eric Olsen - yes, John Carafello – abstain, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

**RESOLUTIONS:**

1.) Walsky, Barry                      B: 45    L: 8.01                      Application #23-7

*The Applicant is seeking a use variance to keep up to four (4) chickens (hens only) on his property as emotional support animals. The Applicant also seeks a bulk variance for the proposed placement of the chicken coop.*

A motion to approve the resolution in the matter of Barry Walsky was made by Mr. Olsen and seconded by Mr. Ordile. Roll Call: Eric Olsen - yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes. Motion carried.

**COMPLETENESS:**

1.) Andover Munsee Realty, LLC      B: 134    L: 26                      Application # 23-9

*The applicant is seeking preliminary and final site plan approval and bulk variance relief for a proposed retail commercial and cannabis cultivation buildings. The applicant is also seeking a Section 68 certification for the pre-existing, non-conforming use for the apartment, which was constructed in 1957. The applicant will remove the side driveway and expand the existing main driveway area, remove the gravel area behind the main building to offset impervious coverage and show additional parking by the shed area.*

Mr. Michael Selvaggi, Esq. was present on behalf of the applicant. He said they were before the Board last month to discuss some changes to the plans and application and eliminated the cultivation. He said he received the Board Engineer’s report.

Mr. Stoner said his October 18, 2023 report addressed site plan items and consisted of a list of completeness items requested from the applicant. Mr. Stoner said some of the items had not been provided but he felt the applicant could address those items during the hearing. He went through his list of requested items and how the applicant had addressed the items. He said the application is no longer for cannabis cultivation. Mr. Stoner asked if Mr. Selvaggi could address the use of the existing apartment. Mr. Selvaggi said they had found records dating back to the 1950’s that the apartment existed. He said it is an apartment above a garage and one could argue it almost becomes a single-family house because it would be used in combination with the garage. Mr. Selvaggi felt the apartment was a secondary use and would not require a

variance because it is a continuation of a non-conforming use as an apartment. Mr. Selvaggi said the garage would be closed off and made into more space for the residential dwelling. Mr. Stoner asked for a floor plan for that change. Mr. Selvaggi said it would be an exhibit. Mr. Stoner said the Completeness Review Subcommittee met before the meeting and felt the items requested but not received were important to have either before the meeting or as testimony during hearing. Mr. Ordile asked for elevations of the back of the building and the other side of the building. He said he wanted information on the use of the attic. Mr. Karr said the Redevelopment Zone does not allow for expansion of residences in the zone because the intent was to have the Route 206 corridor be more business oriented. He requested the applicant be clear with their intent of the residential apartment. Mr. Ordile asked if the residential use conflicts with the cannabis ordinance. Mr. Brigliadoro said the Board should only be applying the zoning ordinance. He said the licensing is a separate matter which is not handled by this Board. Mr. Ordile asked if the applicant had received the local license to which Mr. Selvaggi said the applicant had received a resolution where the municipality endorsed the application that was filed with the State. He said the State had issued its final action letter in August. Mr. Stoner asked for an update on the licensing during testimony.

Mr. Olsen said there were a couple of variances being requested and asked if the plans would be updated and testimony given on those variances.

Ms. Howell asked if the State approvals would need to be updated since the plans were updated. Mr. Selvaggi said the State gives approvals subject to the local municipalities site plan approvals. Mr. Ordile asked if the County received the same plans as the Board to which Mr. Salvaggi said yes and that the County had approved the plans at its last meeting.

Mr. Selvaggi requested the Board to carry the matter in order to provide more details. He said they would prepare exhibits to address the concerns of the Board.

A motion to deem the application complete 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.

The public hearing was set for December 5, 2023.

Mr. Messerschmidt said the Board Attorney and the Attorney for Mr. Barone needed to have a discussion and while they were in discussion, the Board would handle other business.

**VOUCHERS:**

<b>Company</b>	<b>Purpose</b>	<b>Amount</b>	<b>Paid By</b>
Weiner Law Group	Legal	\$512.00	Budget
Weiner Law Group	Puff City Property, LLC	\$208.00	Applicant's Escrow
Weiner Law Group	Ringo Properties	\$64.00	Applicant's Escrow
Weiner Law Group	Feels of Green	\$240.00	Applicant's Escrow
Weiner Law Group	Andover Munsee Realty, LLC	\$560.00	Applicant's Escrow
Weiner Law Group	DePinho, Stephen	\$224.00	Applicant's Escrow
Weiner Law Group	Walsky, Barry	\$400.00	Applicant's Escrow
Harold Pellow Associates	Engineering	\$207.00	Engineering Budget
Harold Pellow Associates	Ringo Properties	\$2,376.00	Applicant's Escrow
Harold Pellow Associates	Feels of Green	\$552.00	Applicant's Escrow
Harold Pellow Associates	DePinho, Stephen	\$291.50	Applicant's Escrow
Harold Pellow Associates	Puff City Property, LLC	\$738.50	Applicant's Escrow
Harold Pellow Associates	Barone, Pat	\$276.00	Applicant's Escrow
Harold Pellow Associates	Andover Munsee Realty, LLC	\$622.50	Applicant's Escrow
Harold Pellow Associates	Walsky, Barry	\$280.00	Applicant's Escrow
Harold Pellow Associates	698 Route 206 – Mosner	\$586.00	Applicant's Escrow

Mr. Messerschmidt advised the Board that the Andover Munsee Realty and the Ringo Properties invoices for Harold Pellow Associates had been adjusted and the Board Secretary had handed out the corrected invoices.

Mr. Ordile noticed an error on the Weiner Law invoice for Puff City Property, LLC. The Board agreed to table that invoice until it could be corrected.

A motion to approve the vouchers was made by Mr. Ordile and seconded by Mr. Skewes. Roll Call: Eric Karr – yes (recused on the Walsky invoice), Eric Olsen - yes, John Carafello - yes (recused on the Walsky invoice), Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

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

1.) Barone, Pat      B: 62   L: 4.04      Application # A23-2  
(For a Board vote only)

Ms. Megan Ward, attorney for the applicant, gave a brief history of the application and noted there was a completeness hearing on May 2, 2023. She said the zone allows for agricultural and single-family residential uses. She said they requested an interpretation that agricultural housing would be permitted and requested some bulk variances for the existing structures. She said there was a hearing on June 3, 2023, at which time the Board voted on the interpretation

that agricultural housing is permitted in the zone which did not carry. She said there was also a vote as to the bulk variances with regard to the existing structures and those bulk variances, with conditions, were granted. Ms. Ward said they returned on September 5, 2023 for a hearing at which time their Planner, Eric Snyder, testified. She said Mr. Barone also testified that the single-family home would be renovated for his daughter and her family to occupy and the existing garage with half bath would be converted to a single-family residence for Mr. Barone with an annual agricultural affidavit and deed restrictions. She said at that time the hearing had concluded and there were only five Board Members present that could vote and for purposes of voting they requested the notice be carried until there were more voting members present.

Mr. Brigliadoro asked for clarification on Mr. Snyder's testimony on ECHO housing. Ms. Ward said what Mr. Snyder was testifying about is that the proposed use was a similar akin type of situation as ECHO housing and was using it as an example. Mr. Brigliadoro clarified that what the Board was voting on was agricultural labor housing for a family member with the applicant submitting an annual affidavit and the use being deed restricted. Ms. Ward said there would be no third party or employee living there.

A motion to approve the application with the noted conditions was made by Mr. Skewes and seconded by Mr. Olsen. Roll Call: Eric Olsen - yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – abstain, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt - yes. Motion carried.

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

*The Applicant is seeking preliminary and final site plan approval to allow the construction of a proposed 6,120 square foot commercial building. The Applicant proposes to demolish and remove the existing building, accessory structure and asphalt pavement. Other site related improvements include an 18-space parking lot, lighting, landscaping, upgraded septic system and a new well.*

Mr. Michael Selvaggi, attorney for the applicant, said he was representing the applicant. He said the lot is a little over an acre and is located in the Redevelopment Zone; area 1, the Hamlet Center. He said the proposal is to demolish the existing structure and build a 6,200 square foot stripe mall with four tenant spaces. He said they do not have committed tenants at this time and that the ordinance requires zoning permits for any tenants.

Mr. Daniel Davies, PE of Davies Engineering was sworn in and gave his qualifications which were accepted by the Board. Mr. Davies presented a photo taken on 11.21.23 of the existing sign, which was marked and entered as exhibit A-1. He said the property is located in the Redevelopment Zone, specifically the Hamlet Zone. He referenced the latest revised plans with a revision date of 8.30.23. He said the existing site has a restaurant and impervious coverage

and backs up to the Pequest River. He said to the north is a car dealership, to the south the Harmony Lodge behind the property is farmland and the property fronts Route 206. He said the site has sat in its current state for a long time. He said currently about 34% of the property is covered with impervious coverage, there are steep slopes which are within a riparian buffer and there are wetlands offsite with a 150-foot buffer that impacts the property. He said they are asking for variances such as parking in the front yard so as to not impact the environmentally sensitive areas.

Mr. Davies went over the Existing Conditions sheet of the plans. He explained the photos on the plan to the Board. He said there is mature vegetation on the northern border and some on the eastern section, there is an asphalt island with steep slopes going down to a lower plateau which is in the floodplain of the Pequest River. He explained the existing sign and said it is about 20 feet high with a board area of 6 foot wide and 8 foot high. He said they are proposing to remove the arrow and lights and leave the main body of the sign and the free-standing pole.

Mr. Davies said everything on the property would be decommissioned and removed in terms of the existing asphalt, building and shed. He said the existing utility pole will remain. He said the D.E.P. is taking long to do their field work and to issue their Letter of Interpretation. He said they are using the 150-foot transition line as noted by the surveyor.

Mr. Davies explained the site layout plan. He said they are proposing a building that is approximately 60 X 102 feet or 6120 square feet of retail commercial space. The building is one story with an awning, has four door access points each space has its own restroom, there is a service door at the back, there is a 15 X 15 dumpster enclosure, and a 15 X 14 delivery area for box truck deliveries.

Mr. Davies said they would be applying to the D.O.T. to clean up the two driveway access points. He said there is a sidewalk across the front and an ADA compliant parking space. He said there is a ramp to get up onto the 6" raised sidewalk. He said the remainder of the parking stalls meet the ordinance with nine spaces in front of the building and six fronting on the highway, and two off to the side with a total of 18 spaces. He said they do show curbing around the entire site because it acts like an island and they wanted to keep the existing flow patterns. He said there is an increase of impervious coverage for the proposed conditions and that increase in flow would be collected and routed into an inground filtration system. He said they comply with the required setbacks, and explained the proposed building location was to minimize impervious coverage and not trigger stormwater management. He said the new impervious coverage is classified as "clean" as relative to what is existing. He said they did soil logs to show the septic and well function. They will be using a block wall trash enclosure.

Mr. Davies explained the circulation plan and the hours of operation which would be 8:00am to 8:00pm Monday through Sunday. He said they are anticipating deliveries would be off hours as much as possible and trash pickup during off hours to the greatest extent possible.

Mr. Davies explained the steep slope plan. He said about 19% of the property has steep slopes and explained the limit of disturbance line on the plan. He explained the compensation areas. He explained the disturbance to the steep slopes. He said the earthwork would be primarily for the digging out of the basement which would be for storage. Access to the basement would be through public stairways which are internal to the building accessed by two doorways. He said grading is basically following what is existing. Mr. Davies said everything slopes from the front to the back and the retaining wall balances out the site so they do not impact the steep slopes any more than necessary. He explained the soil logs that were performed and said the ground works for the septic and drainage. He said they can meet the septic standards and the well is within the wetlands buffer however; they are using the buffer averaging and explained the septic system. He explained the parking and why the parking in the front was a better design. Mr. Davies said the lighting plan shows supplemental plantings and there is no landscaping proposed in the back because it would create wetland and steep slope disturbance. He said they would install a sidewalk in the front of the property and explained the soil erosion plan which includes keeping the open lawn areas.

Mr. Davies said they would be adding a bike rack, the parking would be in the front yard, they are adding a sidewalk along the road frontage, the dumpster enclosure would be concrete but would not be screened and would need a variance, stop bars would be closer to the edge of the pavement, they are not proposing street lights because they would be in the D.O.T. right of way, and they would update the lighting plan. He said they submitted an EIS and a supplement to it indicating there are no bog turtles or vernal pools and addressed noise and pollution. He felt this is the lowest grade use of the property.

Mr. Stoner said they addressed his comments in his report. He asked about the driveway permit to which Mr. Davies said they submitted it and if the D.O.T. requires a higher-grade permit then they would have to comply. Mr. Stoner asked about the stormwater to which Mr. Davies said he would provide the additional pipe size information and test information and maintenance manual. Mr. Stoner asked about a hedgerow on the edge of the parking lot. Mr. Davies said they could get a hedgerow on the edge with a sidewalk which would be in the State right of way. Mr. Selvaggi said they would add the shade trees as well. Mr. Stoner noted they are asking for a waiver from the street lighting to which Mr. Davise said the lights would be in the State right-of-way. Mr. Stoner asked about the existing sign. Mr. Davies said they would be removing the arrow from the top and the sign face measures 6' X 8' and is about 2' off of the road. He said the existing sign is on their property however they were asking for a variance for the sign face area and the setback requirement. He said if the Board does not grant the variance, they would replace it with a complying sign.

Mr. Carafello asked if cars would be parking under the sign. Mr. Davies said it projects about 1 foot into the parking space.

The Board took a 5-minute break.

Mr. Carafello asked if the Redevelopment Zone addressed retail and the parking in the front. He felt the parking in the front was preferred. Mr. Carafello asked about the size of the existing building compared to the proposed building. Mr. Davies said the existing building is about 1300 square feet and the proposed building is 2,200 square feet however; the existing asphalt is 15,000 square feet while the proposed asphalt would be 5,300 square feet. He said the D.E.P. favors the conversion of dirty water to clean water. He said they are reducing the footprint of the asphalt with clean impervious which is rooftop and putting cleaner water into the stream.

Mr. Carafello asked about the sight triangles to which Mr. Davies said they would present the application to the D.O.T. which has jurisdiction over the driveways. He said the traffic light within close proximity helps the application. There was a lengthy discussion on what the D.O.T. might require and the possibility of having one driveway access in and one access out of the site.

Mr. Olsen asked about the underground stormwater system. Mr. Davies said there would be a roof leader coming off of the building going to an underground arch which would not bend or crack. He said it would fill up and infiltrate into the ground. He said the level of infiltration is high and explained the groundwater and soils on the property. Mr. Olsen asked if the water would flow onto the neighbor's property to which Mr. Stoner said no. Mr. Olsen asked about the FEMA flood zone to which Mr. Davies explained the area and D.E.P. and FEMA flood elevations to the Board. There was a lengthy discussion on the water flow.

Mr. Olsen asked if the parking spaces are sufficient since they do not know what uses would be in the space. There was a discussion on the proposed parking. Mr. Stoner said the EV space is required by the State.

Mr. Olsen asked if they were looking to keep the exact sign or just the size. Mr. Davies said they wanted to keep the sign face area. Mr. Messerschmidt asked for a rendering of the sign.

Mr. Brigliadoro swore in Mr. Ismail Alptekin, who was the applicant. Mr. Alptekin said the sign would have the tenants listed on it however; it would not be digital. He said it would be internally lit and the total square footage was important to the site.

Mr. Ordile asked about the zone requirements on the plans. Mr. Davies said one measurement was to the building and one to the awning and both comply with the ordinance.

Mr. Ordile felt the sign should conform with the ordinance. Mr. Ordile asked if the two parking spaces to the left side of the proposed building were in the setback. Mr. Stoner said the ordinance does not have setbacks for parking spaces. Mr. Ordile asked about the lighting. Mr. Davies said there are two light poles in the front and two building mounted lights; one on the south side and one on the rear of the building. Mr. Ordile asked if the lights would be illuminated all night long. Mr. Davies said the building mounted lights may be illuminated all night. Mr. Ordile asked if there would be a generator to which Mr. Alptekin said they were not planning on one.



Mr. Ordile said the boxwoods near the retaining wall did not serve a purpose. Mr. Davies said they would eliminate them.

Mr. Messerschmidt said all of the strawberry field would be flooded before the proposed building would be flooded. Mr. Davies said the harmony Lounge would be flooded as well.

Mr. Briadoro swore in Ms. Aydan Kalkan, RA. She said she was the architect for the project and gave her qualifications which were accepted by the Board.

Ms. Kalkan said the proposed building is a 60 X 102 rectangle building with two staircases attached; one on each side. The plan showed four retail spaces with a front door and a back door for two means of egress. Each space has an ADA compliant bathroom. She said each unit will have to do a tenant fit-out with construction permits.

Ms. Kalkan presented a computer generated, 3-dimensional rendering of the building which was marked and entered as exhibit A-2. She said the signage would comply with the ordinance. She said they are proposing a canopy in the front with down lights and signage lights on the facade. She explained the lighting on the building and said there would be four lights on the back one for each door. The building is a one-story building with a basement for storage only. The roof is flat with a high parapets and HVAC units on the roof. She said there would be a roof ladder at the back of the building. She said they were proposing brick, light color siding, light color stucco and stone veneer. She said the interior walls are not load bearing only drywall partitions.

Mr. Stoner asked about the color of the building. Ms. Kalkan explained the colors and textures to the Board. Mr. Stoner asked for the plans label with the proposed colors.

Ms. Gilchrist asked if the style of the proposed building fit the Route 206 Redevelopment Zone architecture requirements. Ms. Kalkan said she would not classify the proposed building as any listed in the zone requirements. She said she looked at the surrounding architecture and did not see a dominant style in the area and there are very different styles in the area. She said they wanted to make the building more up to date. She said it was her understanding that it was not a requirement. Mr. Karr felt the pictures were added to the plan to convey a certain look and felt that proposed building met that look.

Ms. Gilchrist asked if the canopy was suspended with wire to which Ms. Kalkan said yes.

Mr. Olsen asked if there was a sidewalk under the awning to which Ms. Kalkan said yes. She said the canopy overhangs the sidewalk slightly.

Mr. Messerschmidt said the rendering did not look like red brick. Ms. Kalkan said the brick has a maroon, purple tint to it. Mr. Messerschmidt asked if the parapet was open to which Ms. Kalkan said the corner parapets are higher at 23-foot above grade and the lower parapets are

19 feet above grade. She said it is just a wall and there is no second floor in the building. Mr. Messerschmidt asked if the basement is completely open to which Ms. Kalkan said yes. Mr. Alptekin said they assume the tenants would need storage space.

Mr. Messerschmidt asked about the height of the basement. Ms. Kalkan said it is 9 feet in height.

Mr. Briadoro asked for clarification on the building façade sign sizes. Ms. Kalkan said the size would comply with the ordinance. There was a discussion on the calculation of the sign sizes. Mr. Messerschmidt suggested the Zoning Officer review the signs for compliance and to make sure they are not exceeding the maximum allowable square footage. Mr. Karr felt businesses need there branding to be successful. Mr. Carafello suggested leaving the approval to the Zoning Officer. Mr. Briadoro summarized, as a condition of approval, the applicant would be allowed four facade signs with a total sign area not to exceed 15% of the area of the front facade. Mr. Alptekin requested an internally lit sign. Mr. Stoner requested the architectural plans be updated.

Ms. Howell asked if the units could be divided up at a future date depending on the number of tenants. Ms. Kalkan said the walls could be removed or constructed at any time.

Mr. Ordile asked how the tenants would get to the basement. Ms. Kalkan said they would have to go outside and down the stairs. Mr. Ordile felt the architecture of the proposed building was very industrial and did not meet the intent of the redevelopment zone. Mr. Ordile asked if the colors met the redevelopment zone requirements to which Ms. Kalkan felt it did. Mr. Ordile said stucco is allowed but no more than 40% of the building and he felt the building had more than the allowable amount. Mr. Karr felt the proposed building did meet the intent of the Redevelopment Zone. Ms. Kalkan said the buildings pictured in the Redevelopment Zone had gable roofs and commercial buildings typically have flat roofs.

Mr. Carafello asked if the basement space would be rented to a third party who was not a tenant to which Mr. Alptekin said no.

Mr. Messerschmidt opened the meeting to the public. With nobody coming forward, the meeting was closed to the public.

Mr. Stoner asked for information on the loading area. Mr. Davies explained the loading area and said they cannot screen the area and are requesting a variance for that.

Mr. Briadoro went over the requested variances, design waivers and conditions with the Board.

A motion to approve the application with the requested variances and design waivers and the noted conditions was made by Ms. Howell and seconded by Mr. Karr. Roll Call: Eric Karr – yes,

Eric Olsen – yes, John Carafello – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

3.) Andover Munsee Realty, LLC      B: 134 L: 26      Application # 23-9

*The applicant is seeking preliminary and final site plan approval and bulk variance relief for a proposed retail commercial and cannabis cultivation buildings. The applicant is also seeking a Section 68 certification for the pre-existing, non-conforming use for the apartment, which was constructed in 1957. The applicant will remove the side driveway and expand the existing main driveway area, remove the gravel area behind the main building to offset impervious coverage and show additional parking by the shed area.*

The application was carried to December 5, 2023.

**ORDINANCES:** None.

**OLD BUSINESS:**

- 1.) Appointment of a Board Planner
- 2.) 2024 Budget

The Board agreed to carry Old Business to the next meeting date.

**NEW BUSINESS:**

Mr. Carafello announced that Andover Township had won the Municipal Award from the Sussex County Economic Development Partnership for 2023.

**LIAISON REPORTS:**

**Township Committee** – Eric Karr

**Environmental Commission** –Eric Olsen

**Sustainable Andover** – Eric Olsen

**Economic Development Committee** – John Carafello

**Zoning Map/ Zone Changes Subcommittee** – Paul Messerschmidt

**Master Plan** – Joseph Ordile

The Board agreed to carry the liaison reports to the next meeting date.

**CORRESPONDENCE:**

- 1.) From: Lavery, Selvaggi, Abromitis & Cohen, PC  
Re: Notice of Hearing for Airside Sheetmetal – Green Township

Mr. Messerschmidt said he was provided with the notice of the hearing in case he needed to attend the meeting. He said he had done some research and the property is located near existing commercial development and it would not have an impact on Andover Township.

**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 no public present, the meeting was closed to the public.

**PENDING APPLICATIONS:**

Braen Supply – Deemed Incomplete 2.7.23

The Board Secretary said she received notice that Braen Supply was withdrawing their application.

Ringo Properties – Deemed Incomplete 9.19.23.

698 Route 206 South, LLC – Deemed Incomplete 10.3.23

DePinho – Deemed Incomplete 9.19.23

Open Space Plan – Hearing Date 12.5.23

**UPCOMING MEETINGS:** December 5, 2023, December 19, 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. Olsen and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Land Use Administrator