



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
February 6, 2024
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:

Michael Lensak (Class I) - Present
Eric Olsen (Class II) – Present
Eric Karr (Class III) – Present
Suzanne Howell (Class IV) – Present
Richard Skewes (Class IV) – Present
Joseph Ordile (Class IV) – Present
Krista Gilchrist (Class IV) – Present
John Carafello (Class IV) - Absent
Sean Degan (Alternate) – Present
Paul Messerschmidt (Class IV) – Present

Also Present:

Richard Briigliodoro, Esq.
Matthew Morris, PP
Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: December 19, 2023

A motion to approve the minutes was made by Ms. Howell and seconded by Mr. Karr. Roll Call: Eric Karr – yes, Eric Olsen – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

RESOLUTIONS:

1.) Annual Report on Variance Applications and Amendment Recommendations

A motion to memorialize the Annual Report on Variance Applications and Amendment Recommendations resolution was made by Mr. Ordile and seconded by Mr. Olsen. Roll Call: Eric Karr – yes, Eric Olsen – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

2.) Open Space and Recreation Plan

A motion to memorialize the Open Space and Recreation Plan resolution was made by Ms. Howell and seconded by Mr. Olsen. Roll Call: Michael Lensak – abstain, Eric Karr – yes, Eric Olsen – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

COMPLETENESS: None.

HEARINGS: None.

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

ORDINANCES: None.

OLD BUSINESS:

1.) Budget

The Board Secretary went over the 2023 budget with the Board. Mr. Karr explained the Master Plan budget to the Board. The Board discussed the proposed 2024 budget. The Board discussed the budget for the Zoning Map. Mr. Lensak felt the Board should look at look at historical trends with the budget. The Board proposed a budget for 2024, which would be sent to the Township Committee for their consideration.

NEW BUSINESS:

1.) Electric Vehicle Charging Parking Spaces

The Board went over the State Model for an Electric Vehicle Charging Station Ordinance. They also looked at other town’s ordinances to do a comparison. There was a lengthy discussion on a proposed EV charging station ordinance. Mr. Ordile felt the electric cars could explode and felt the ordinance should address any liability. Mr. Messerschmidt said any liability would be determined by an investigation and is not typically addressed in an ordinance. Mr. Lensak

asked if there was a timeline to implement the ordinance. Mr. Morris explained that the State has already implemented an ordinance and it is now State Law. He said any new development would be required to implement the make ready parking spaces. Mr. Lensak felt this is putting an expense on the developer for someone else to benefit from. Mr. Briigliodoro said it is State Law and the applicants and towns must follow it. Mr. Ordile asked about the policing of the EV parking spaces. Mr. Briigliodoro said that is police power.

The Board agreed not to move forward with drafting an ordinance since the State passed it as law.

Mr. Ordile asked if the train station had to submit a site plan. Mr. Lensak said there was a site plan however; it was not a detailed plan. Mr. Ordile felt that would be a good place for EV parking. Mr. Messerschmidt said the town could not make the train station bring their parking up to new parking standards unless they propose changes to the site.

LIAISON REPORTS:

Township Committee – Mike Lensak

Mr. Lensak said the Township Committee has started the budget process.

Environmental Commission –Eric Olsen

Mr. Olsen had nothing new to report.

Sustainable Andover – Eric Olsen

Mr. Olsen said the Winter Market would be on the upcoming Sunday at the Barn.

Economic Development Committee – John Carafello

Mr. Carafello was not present to give a report.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

Mr. Messerschmidt said the final version had been distributed to the Board. The Board Secretary said the map had been done in color and the block and lot numbers have been added. There was a discussion on the status of the Redevelopment Zones.

Master Plan – Joseph Ordile

Mr. Ordile said the Master Plan survey is on the website. He explained the communication to the public.

VOUCHERS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$1,808.00	Budget
Weiner Law Group	Andover Munsee Realty, LLC	544.00	Applicant’s Escrow
Weiner Law Group	Daniel Scully	\$192.00	Applicant’s Escrow
Weiner Law Group	Priority Compactor Repair, LLC	\$608.00	Applicant’s Escrow

Weiner Law Group	698 Route 206 South, LLC	\$752.00	Applicant's Escrow
Harold Pellow Assoc.	Engineering	\$483.00	Budget
Harold Pellow Assoc.	698 Route 206S – David Mosner	\$952.00	Applicant's Escrow
Harold Pellow Assoc.	Priority Compactor Repair, LLC	\$523.00	Applicant's Escrow
Harold Pellow Assoc.	Andover Munsee Realty, LLC	\$1,104.00	Applicant's Escrow
Harold Pellow Assoc.	D Scully	\$168.25	Applicant's Escrow
Harold Pellow Assoc.	Stephen DePinho	\$276.00	Applicant's Escrow
Harold Pellow Assoc.	Andover Munsee Realty, LLC	\$1,026.00	Applicant's Escrow
Harold Pellow Assoc.	Puff City, LLC	\$552.00	Applicant's Escrow
Harold Pellow Assoc.	Stephen DePinho	\$293.00	Applicant's Escrow

Mr. Messerschmidt had a question regarding the Harold Pellow invoice for 698 Route 206 billing so the invoice was pulled until it could be verified.

A motion to pay the remaining invoices was made by Ms. Gilchrist and seconded by Mr. Karr. Roll Call: Michale Lensak – yes, Eric Karr – yes, Eric Olsen – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Paul Messerschmidt – yes. Motion carried.

CORRESPONDENCE:

- 1.) From: Sussex County Department of Engineering
 Re: Preliminary Site Plan for Seegul, LLC – Block 108, Lot 4.01

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:

- Ringo Properties – Deemed Incomplete 9.19.23.
- 698 Route 206 South, LLC – Deemed Incomplete 10.3.23 & 1.16.24
- Daniel Scully – Scheduled for 2.20.24
- Priority Compacting Repair, LLC – Deemed Incomplete 1.16.24
- Andre Andrutchuk – Scheduled for 2.20.24

Seegul, LLC – Completeness only 2.20.24

UPCOMING MEETINGS: February 20, 2024, March 5, 2024

Mr. Messerschmidt reminded the Board Members that they should bring their work performance concerns to the Board Chair or the Board Administrator. Mr. Skewes felt the Board was getting behind with hearing applications. Mr. Messerschmidt said the Board is not behind on any applications. There was a discussion on the meeting schedules.

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator