



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
February 20, 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.

OATH OF OFFICE: John Carafello

Mr. Briigliodoro swore in Mr. Carafello as a Class IV Board Member.

ROLL CALL:

Michael Lensak (Class I)- Excused
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) - Present
Sean Degan (Alternate) – Present
Paul Messerschmidt (Class IV) – Present

Also Present:

Richard Briigliodoro, Esq.
Cory Stoner, PE
Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: January 16, 2024

A motion to approve the minutes of the January 16, 2024 meeting was made by Ms. Gilchrist and seconded by Mr. Olsen. Roll Call: Eric Olsen – yes, Eric Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

RESOLUTIONS: None.

COMPLETENESS:

1.) Andrutchuk, AndreB: 124 L: 7 Application # 24-1
The applicant is proposing a two-family dwelling.

Mr. Stoner said the property is located at 38 Yates Ave. and the applicant is proposing that the dwelling is listed as a two-family house. He said there are no records that it was properly converted, so it is an application for a two-family dwelling in a single-family residential zone, which requires a use variance. He said they are proposing interior renovations, exterior renovations, new porches and new decks. He went over his report dated January 16, 2024. He said the septic and wells on the property, are not shown on the plans, and he had concerns about the condition of the septic system. He said the Completeness Review Committee agreed it should be deemed incomplete until the Board receives more information on the septic and wells on the property and an update from the County on the issues with the septic system.

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

2.) Scully, Daniel B: 119 L:8 Application # 23-10

The applicant is proposing a two-story wood frame addition to the house. There are no new bedrooms proposed. The addition would be in the front yard.

Mr. Stoner said the property is located at 14 Luchetti Way. He said the applicant is proposing an addition to the existing single-family dwelling. He said the existing house does not meet the setbacks and the house in the future will not meet the setbacks so there is a variance for expanding a non-conforming structure inside the front yard setback of the property which is

located in the R-2 district. He said the Completeness Review Committee felt there was enough information provided to deem the application complete and schedule the hearing.

A motion to deem the application complete and schedule a hearing was made by Ms. Howell and seconded by Ms. Gilchrist. Roll Call: Eric Olsen – yes, Eric Karr – yes, Suzanne Howell – yes, Richard Skewes – no, Joseph Ordile – yes, Krista Gilchrist – yes, John Carafello – yes, Sean Degan – yes, Paul Messerschmidt – yes. Motion carried.

The Board schedule the hearing for Andre Andrutchuk for March 19, 2024 if they submit the requested material 10 days before the hearing date. The Board scheduled the Daniel Scully application for March 19, 2024.

3.) Seegul, LLC B: 108 L: 4.01 Application # 24-2

The applicant is proposing to remove existing improvements and construct a Redi-mix concrete facility with all associated improvements including an office/maintenance building, plant building, concrete wash settling basin, aggregate storage area, paved drives/parking, sidewalks, a septic, a well, and stormwater management.

Mr. Larry Calli, Esq. and Mr. Owen Dykstra, PE were present.

Mr. Stoner said he reviewed the application for completeness and submitted a report on completeness. He said the application is for 1023 Limecrest Road, which was the subject of a redevelopment zone, and the proposal is for a new concrete batch plant. Mr. Stoner said the Completeness Review Committee noted the checklist asks for features within 200 feet of the property and only 100 foot was provided. He said the committee was concerned if there were any structures within 200 feet. He said if there are any structures within the 200 feet, then the applicant needs to provide additional mapping, showing those structures.

Mr. Stoner said he had not received the architectural plans when he did his report but has since received them. He said a color rendering should have been provided however, the Committee was ok waiving that requirement so long as the applicant would discuss colors and construction materials during testimony. Mr. Stoner said the applicant provided a brief Environmental Statement however; the Committee felt a full EIS was needed. Mr. Dykstra felt that since it was a fully development site and they are reducing the impervious; he did not think it was appropriate but if the Board requires it, they will supply it. Mr. Stoner said the Committee requested additional information on the gas storage on the property. Mr. Stoner said a Traffic Study was provided however; the Committee felt the numbers where not realistic for all of the traffic coming from the property during the day. Mr. Dykstra said they had updated the Traffic Study for the County and would provide that to the Board.

There was a discussion on when the additional information would be provided. Mr. Dykstra requested a hearing date on April 16, 2024.

A motion to deem the application complete was made by Mr. Ordile and seconded by Mr. Skewes. Roll Call: Eric Olsen – yes, Eric Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, John Carafello – 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.)

1.) Andrutchuk, AndreB: 124 L: 7 Application # 24-1
The applicant is proposing a two-family dwelling.

Mr. Messerschmidt noted that the application was rescheduled because of the insufficiency of their notice. Mr. Briigliodoro said the applicant had noticed for tonight’s meeting however, the notice did not comply with the Municipal Land Use Law and explained the deficiencies.

ORDINANCES: None.

OLD BUSINESS:

Mr. Ordile had questions about some of the Redevelopment Studies that have been done and wanted clarification on the next steps and who follows up on the studies. Mr. Briigliodoro said the Township Committee handles the next steps. Mr. Briigliodoro said the Redevelopment Plan is the Ordinance. He said the Redevelopment Study satisfies the statutory criteria and is the first step in the process. Mr. Briigliodoro explained the process to the Board. There was a discussion on the Redevelopment process.

NEW BUSINESS: None.

LIAISON REPORTS:

Township Committee – Eric Karr

Mr. Karr discussed the budget workshop that had taken place. He discussed the funding of the Zoning Map changes. He noted there are grants for the walking paths and said Brenda Izzo has prepared and submitted the application for the grant.

Environmental Commission –Eric Olsen

Mr. Olsen went over the items needed to finalize the Open Space Plan and then send it to Green Acres.

Sustainable Andover – Eric Olsen

Mr. Olsen said there are 21 vendors for the Winter Market. He said all but one vendor are N.J. based vendors which means they are supporting locals.

Economic Development Committee – John Carafello

Mr. Carafello said there are more than one entity interested in the Pace Glass site. He said the nursing home site is close to going to contract.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

There was a discussion on whether to adopt the revised map. The Board agreed to review the map at the next meeting.

Master Plan – Joseph Ordile

Mr. Ordile gave an update on the Master Plan survey.

VOUCHERS:

Company	Purpose	Amount	Paid By
Harold Pellow Assoc.	698 Route 206S – David Mosner	\$392.00	Applicant’s Escrow

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

CORRESPONDENCE:

1.) From: Michael J. Hanifan, P.A.

Re: 14 Luchetti Way – Scully – Request to adjourn the hearing to March 5, 2024

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

The Board Secretary said she would send a letter to the Ringo Properties attorney to ask if they are moving forward.

UPCOMING MEETINGS: March 5, 2024, March 19, 2024

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