



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
May 6, 2025
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. The Township cannot guarantee the reliability of internet service and the ability of a member of the public to join the meeting. In the event that the live stream meeting is unavailable, the in-person meeting will proceed as scheduled.

ROLL CALL:

Eric Karr (Class I) – Excused
Richard Then (Class II) – Present
Krista Gilchrist (Class III) – Present
Richard Skewes (Class IV) – Present
Joseph Ordile (Class IV) – Present
Eric Olsen (Class IV) - Present
John Carafello (Class IV) - Absent
James Casler (Class IV) – Present
Karen Rozek (Alternate 1) - Present
Paul Messerschmidt (Class IV) – Present

Also Present:

Thomas Molica, Esq.

Cory Stoner, PE

Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: None.

RESOLUTIONS: None.

ORDINANCES: None.

COMPLETENESS: None.

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

1.) Abbey Alpha, LLC Block: 151 Lots: 22 & 22.02 Application # 25-02
The Applicant proposes 102 townhouses (26 vertical & 76 Stacked) for mixed income residents, a wastewater treatment plant, a maintenance building, and a 5-bedroom employee/volunteer quarters for the Monastery.

Mr. Molica said the application had been deemed complete at the April 1, 2025 meeting. He said the applicant had noticed and the notice was acceptable. Mr. Stoner went through the items that had been submitted as required in the completeness determination such as fire protection details, location of all HVAC systems, architectural plans for the proposed maintenance building, a rendering of the proposed signage and architectural plans for the proposed staff/volunteer building. The applicant had not provided any updated information on the wastewater treatment system, the well house or generator. Mr. Stoner said the applicant should be prepared to provide testimony on these items. He felt the hearing could move forward.

Mr. John Ursin, Esq. from Shenk, Price was representing the applicant. He said the property is located at 289 Route 206.

Mr. Molica swore in Mr. Jason Dunn, P.P., LLA. Mr. Dunn was accepted as an expert in his fields.

Mr. Molica swore in Mr. Owen Dykstra, PE and Mr. Carlos Tovar, architect for the project.

Mr. Dunn presented a color rendering entitled "Overview Presentation" dated May 6, 2025 which was marked and entered as exhibit A-1. Mr. Dunn said A-1 represents the proposed development within the existing conditions. He explained the proposed multi-family residential development, the existing Christmas tree farm, the recently approved rehab facility, and the

existing monastery. He located the existing Abbey Stone Manor and current volunteer housing, which is located across the street on the exhibit for orientation purposes only, as it was not part of the application. Mr. Dunn said the Abbey Stone Manor would be part of a future application.

Mr. Dunn explained the two paved access drives from Route 206. He said the site would feature 24 townhouses, 78 apartments, a maintenance building in the rear and a new five-bedroom dwelling for the monastery staff and volunteers. He said the Brother's original decree does not allow people who are not members of the church to stay in the same building. He said the proposed volunteer housing makes it safer for the staff since currently they stay across the highway and must cross the highway. Mr. Dunn said the water system would be upgraded and a new wastewater treatment facility would be installed. Mr. Olsen asked for clarification on the lot lines to which Mr. Dunn explained the three lots in the area. Mr. Dunn said the apartments would be on a 15-acre leased parcel from the monastery. Mr. Dunn said lot 22.02 is included in this application since some of the utilities run through and are shared with the lot. Mr. Dunn said the entire sewage treatment plant is on Lot 22. Mr. Messerschmidt asked if the volunteer housing is on the same lot as the townhouses and apartments to which Mr. Dunn said yes. Mr. Dunn said Lot 22 is 338 acres and Lot 22.02 is 9 acres.

Mr. Dunn presented a color version of the map submitted with the application entitled "Multi-Family Residential Presentation" which was marked and entered as exhibit A-2. He said the presentation shows the landscape design on it with the buildings colorized, the parking areas, the kidney-shaped detention basin, and shows the stone manor for reference. The property is in the ARO Redevelopment overlay zone and the proposed use is permitted in the zone and there was no request for bulk variances. The relief being sought along with site plan approve is for the signs along the front of the property. Mr. Dunn said they would need a deviation or "c" variance for the proposed signs and went over the zone standards. Mr. Dunn said for lot area they have 332 acres where a minimum of 4 is required, required front yard setback is 50 feet and they are proposing 109 feet, building coverage maximum is 35% and they are proposing 0.63%, building height is a maximum of 4 stories or 50 feet and they are proposing the townhouses at 3 stories and a maximum height of 38.39 feet in height. Mr. Dunn said they are proposing 102 residential units in the buildings labeled A-J. There are 205 parking spaces in various areas throughout the site where only 199 are required by RSIS. There are an adequate number of ADA spaces and an adequate number of EV spaces meeting the State requirements. Mr. Dunn said there are 24 two-bedroom townhouse, 64 one-bedroom apartments, 11 two-bedroom apartments and 3 three-bedroom apartments. He said 15 of the units are affordable units to meet the COAH requirements. The entire property would be managed by a management company which includes maintenance of the roads, plowing, lighting, and the sewer facility. The HVAC units would be behind the buildings. There are recreational facilities including a walking loop which would be a gravel or tar and chip path, a dog park, an exercise station, and a pickleball court. There are several seating areas throughout the campus and common patio areas with an elevated counter with a grill in the center. Mr. Dunn felt the landscaping was generous. The fronts of the buildings would have foundation plantings and there would be a lot of plantings between Route 206 and the developed property with a variety of shade trees, deciduous tree, flowering shrubs and ornamentals. There is an infiltration basin

at the front of the project which is about 6 feet deep with fencing surrounding it and a second one behind the development. There would be fencing surrounding the development area. Mr. Dunn said a lighting plan was included with the site plan set that complies with the lighting standards with downward facing LED lights, which are energy efficient. Some lights are proposed at 25 feet which was necessary to get the illumination to go across the parking lot without adding more fixtures. There would be decorative lighting along the front streetscape which matches the lighting that was approved for the rehab facility. They are including bollard and building lights that were not shown on the site plan; however, they would be added to the plan. Mr. Dunn said several of the planting species were similar or the same as the native species list provided to him by the Board Secretary. He said he chose some species that are not native but they are not invasive and he felt strongly they would help make the diverse landscape colorful and felt it was compliant with the ordinance.

Mr. Dunn said exhibit A-2 shows an image of a sign similar to what they are proposing for the project. It would be two stone columns flanking the logo of the campus. The title would be Pequest Fields. There is only one entrance which is to the south and the driveway to the north is for exit only. There are no signs proposed for the north driveway. The ordinance allows for one two-sided sign with 25 feet for each side. They were proposing two one-sided signs that are curved and angled so drivers would be able to quickly recognize the site. The total for the signs would be 108 square feet and Mr. Dunn felt the total signage would not be a detriment to the community and would help with recognition. They were asking for relief from the setback requirements for the signs. The one to the south would be 6.3 feet and the sign by the north driveway 4 feet from the right of way where the ordinance requires 12 feet from the right of way. Mr. Dunn said if they pushed the signs back, they would be too far into the property to be seen from the road. The right of way is almost 30 feet from the white line and Mr. Dunn felt they met the intent of the ordinance requirement. He said there are directional signs throughout the campus which identify the buildings.

Mr. Ordile asked for clarification on the setback for the signs to which Mr. Dykstra explained the right of way. Mr. Ordile asked if they could add "At Andover" to the sign. Mr. Ordile asked if the signs would be lit to which Mr. Dykstra said they would be up lit. Mr. Ordile asked about the fencing surrounding the property. Mr. Dunn explained the ordinance only allows for a four-foot fence in the front. Mr. Dykstra said it is fencing to separate the farm from the residential area. There was a discussion on the height of the fence. Mr. Dykstra said it is a barrier and they would change the height to four feet.

Mr. Molica noted that Mr. Dykstra is a licensed engineer who was accepted by the Board.

Mr. Ordile asked if there would be lawn sprinklers to which Mr. Dykstra said they would sprinkle the front along Route 206. Mr. Ordile asked about the open area to which Mr. Dykstra said it would be a lawn area. Mr. Ordile asked if the Christmas tree farm would remain to which Mr. Dykstra said yes. Mr. Ordile asked why the basin is called a pond and would it be filled with water. Mr. Dunn said it is just a labeling issue. There was a discussion on the labeling of the basin as a pond.

Mr. Olsen asked about the multiple uses on the one lot. Mr. Stoner said the Redevelopment Zone allows multiple permitted uses on one lot. Mr. Olsen asked if there were future plans for Lot 22 to which Mr. Dunn said he was not aware of any. Mr. Olsen asked if the affordable housing units would be deed restricted to which Mr. Dunn said yes. Mr. Olsen asked if the applicant would be open to landscape recommendations from the Environmental Commission to which Mr. Dunn said he would consider the recommendations but could not commit to anything. Mr. Olsen asked if there would be plantings in the kidney shaped basin to which Mr. Dunn said he did not specify any plantings in the basin. Mr. Dunn said it was strictly for utility and felt without plantings it would be out of site and blend in. Mr. Olsen asked if there were visual depictions of the lighting. Mr. Dykstra explained the type of fixture that they are proposing and said it would be the same lighting as was approved for the rehab center.

Mr. Messerschmidt asked where the front access for the townhouses would be located. Mr. Dunn said they would be on the Route 206 side. He said the residents would mostly use the garage door to enter. Mr. Messerschmidt asked if any of the rentals would be used as an Air BnB to which Mr. Dunn said no. Mr. Messerschmidt asked where the front doors of the apartments would be to which Mr. Dunn said they are usually towards the parking lot. Mr. Messerschmidt asked where the HVAC systems were located to which Mr. Dunn pointed them out on the plan.

Mr. Then asked if there were any wet fire hydrants in the development. Mr. Dykstra said there would be.

Mr. Owen Dykstra explained the engineering on the Overview Presentation Plan. There is an existing wastewater sewer plant near the existing monastery which will be decommissioned. They are proposing to construct a new wastewater treatment plant behind the new townhouses because that is where the soils are that can accept the discharge. There are eight disposal beds to the southeast of the townhouses and all the wastewater would flow from all the new buildings to the new wastewater plant through a collection system that would collect wastewater from the other side of the street as well. The system is designed for 50,000 gallons per day which would handle the entire redevelopment area. Mr. Dykstra explained how the system works to the Board. Mr. Molica asked if the system was regulated by the D.E.P. and the Sussex County Wastewater Management Plan process to which Mr. Dykstra said yes. Mr. Dykstra said they are in the middle of that process. He said they have been working with the governing body to amend the Wastewater Management Plan. Mr. Stoner said the Township Committee passed a resolution in support of the Wastewater Plan amendment. Mr. Dykstra said they are developing the areas that are in the Wastewater Plan area and the areas that do not have endangered species. He said the system would clean the water to State standards and then discharge it to 8 disposal fields. He said it would be a system they would own and operate. There is an existing non-public community water system onsite which is owned by the monastery and as part of the lease agreement they would take that over and upgrade that system. The upgrades include building well houses at the two wells, one being next to the staff/volunteer housing and one will be on the other side of the street. There will be a

generator associated with the well however; the sizing has not been established yet. The pump house is 18 feet by 17 feet by 14 feet high. They are proposing a 225,000-gallon water tank on lot 22.20 which would be 21.5 feet in diameter and 83 feet tall. Mr. Dykstra explained that the size is determined by the need for wet fire protection and the water pressure needed. Mr. Dykstra said the color they selected was cobalt blue. Mr. Dykstra presented a standard color chart for the water tank which was marked and entered as exhibit A-3. He said the location of the water tank is far from the street and tucked into a valley which would keep it hidden away. Mr. Dykstra said he would provide a copy of the water system to the Board. Mr. Dykstra said the D.E.P. has jurisdiction over the water system and the treatment works approval. Mr. Molica asked for the most recent correspondence with the D.E.P. for the Board Engineer's files. Mr. Dykstra said they are proposing a stormwater collection system. He explained the basins and said the front area drains to the infiltration pond, which is a dry infiltration pond. There is an over flow into a second dry basin. He said the basin has the appropriate slope so they do not require fencing as per D.E.P. stormwater regulations for slopes. He said a person could get out if there was an issue. The bottom is sand and the edges are grass with an approximate depth of five feet. He said the front basin has river rock in it for aesthetics. Mr. Dykstra said he would comply with and address Mr. Stoner's comments in his report dated May 2, 2025. Mr. Dykstra said they have two entrances on Route 206 that currently exist. He said they did a traffic study which was submitted to the Board and explained the am and pm peak hour trips. He said it was not considered a significant traffic generator under the D.O.T. standards. He felt this project would comply for a N.J.D.O.T. letter of no interest.

Mr. Dykstra presented a photo of underground tanks at surface which was marked and entered as exhibit A-4. He said the plans show a shed with the wastewater equipment however; they are now proposing the pictured wastewater equipment. There would also be a generator. The proposed shed would be used to store lawn equipment and "attic storage" which would be onsite and easy to access.

Mr. Stoner asked that the applicant submit updated Stormwater calculations, copies of the approvals for the water and sewer, and a letter of no interest from the D.O.T. regarding traffic as a condition of any approval. Mr. Stoner asked about the site circulation. Mr. Dykstra said they have a two-way entrance and exit at the southern end of the property and all the roads are two directions except for the one exit, which is a one way out only. There are three trash enclosures and are located for ease of access by garbage trucks. Mr. Dykstra said he would provide truck-turning templates. Mr. Stoner asked about delivery trucks. Mr. Dykstra said they would park along the curb and deliver the packages to the door. He said there was adequate room for the trucks to turn around. Mr. Stoner asked about the fire suppression system. Mr. Dykstra said they hired Roxbury Engineering to design the water system internal to the buildings. Mr. Molica asked for a follow-up letter after Mr. Dykstra meets with the Fire Official summarizing their meeting and a summary of the detail of the suppression system. Mr. Dykstra said the Fire Code dictates the type of system put in the buildings.

Mr. Casler asked about the comment in the Fire Official's letter regarding the tar and chip path behind the buildings. Mr. Dykstra said he would discuss that with the Fire Official.

Mr. Messerschmidt asked if the infiltration basins would be fenced to, which Mr. Dykstra said no. Mr. Messerschmidt felt the basins could be a hazard after a heavy rainfall. Mr. Dykstra said they are never fenced in and the fence is not required. There was a discussion on slope and depth of the basins and if they would be a safety issue. Mr., Dykstra said they are dry most of the time. He said they would fill up with the 100-year storm, which is about 1% chance each year. Mr. Dykstra felt it was not a safety issue. Mr. Stoner said the D.E.P. does not require a fence. Mr. Dykstra said they could relocate the proposed fencing to separate the residential area from the rear property and basin. Mr. Dykstra agreed to fence the basin in the rear of the property.

Mr. Messerschmidt asked if the wastewater treatment plant was at 50,000 gallons to handle future development. Mr. Dykstra explained the 50,000 gallons would handle the existing facilities, the proposed development, and the future development across the street.

Mr. Messerschmidt asked if the applicant would agree to add the Andover Township logo to the top of the water tank. Mr. Dykstra said it is only 21 feet in diameter. Mr. Ursin said if they add that to the tower, nobody would be able to read it. Mr. Messerschmidt agreed it would not be seen from the road. Mr. Stoner asked if the Board was ok with the proposed blue color. He felt the green would be seen less. Mr. Dykstra agreed to use the dark green color on the water tower. Mr. Messerschmidt asked if they were proposing to rent space on the water tower for antennas. Mr. Dykstra said they were not proposing anything at this time. Mr. Stoner said if they wanted to do that, the applicant would have to return to the Board. Mr. Messerschmidt asked if there was signage for the exit only drive on Route 206 to which Mr. Dykstra said yes. Mr. Messerschmidt asked for the distance from the septic beds to the Pequest. Mr. Dykstra said it is about 650 feet. Mr. Messerschmidt asked if school busses were taken into consideration with the parking. Mr. Dykstra said typically school busses will not go into a private subdivision. He said there is more than enough room for the busses but he did not know if the Board of Education would allow it.

Mr. Olsen asked what the water tower would be servicing. Mr. Dykstra said the water system makes a complete loop from both sides of the road and serves the existing buildings, the proposed buildings, and the future development. Mr. Olsen asked if there would be a deed between the users. Mr. Dykstra said they would be running the utility and they will have agreements with the monastery and they will control the other parcels. Mr. Ursin said the monastery is separately owned and the rest of the properties are rentals and would be controlled by the same group that would control the utilities. He said the monastery is leasing the proposed residential development area and the rehab treatment center to the applicant and the applicant would run the properties. Mr. Dykstra said they would have utility agreements. Mr. Stoner requested copies of the utility agreements. Mr. Olsen asked about the testing of the drinking water. Mr. Dykstra said it is regulated by the D.E.P. and monitored monthly. Mr. Olsen asked if the D.O.T. would require a left turning lane based on the traffic study. Mr. Dykstra said it would not be warranted based on the study. Mr. Olsen asked about the number of EV make ready spaces that would be provided. Mr. Dykstra said there are 15 stalls. He said they would be installing charging stations but would do it slowly. Mr. Olsen asked

about the trash enclosures. Mr. Dykstra said the trash enclosures would have gates for the garbage trucks and man doors for residents bringing their garbage. There are no locks on them but they would be monitored. Mr. Olsen asked if the dumpsters would move on and off the site to which Mr. Dykstra said no.

Ms. Gilcrest asked if all the roads would be private and maintained by the HOA. Mr. Ursin clarified that there would be no HOA however, everything would be maintained by the landlord. Ms. Gilchrist asked if the outdoor amenities would be maintained by the landlord. Mr. Dykstra said the landlord will charge the residents fees for the amenities. Ms. Gilchrist asked how the amenities would be monitored so that non-residents are not using them. Mr. Dykstra said the site would be monitored with cameras and he felt it would not be a problem. He said there would not be any locks on the amenities. Ms. Gilchrist asked how the phasing plan would work. Mr. Dykstra said they would do all the site work except for top coat in Phases II and III. There will be three phases and they will top coat as those phases are completed. There was a discussion on requiring a redeveloper's agreement for the phasing. Mr. Ursin agreed to the redeveloper's agreement. Mr. Stoner explained how a developer's agreement works. Mr. Stoner asked what Phase I would entail. Mr. Dykstra said Phase I would be all the improvements except for top coating the Phase II and Phase III areas. Ms. Gilchrist asked if the bedroom count would remain the same as what is on the plans. Mr. Stoner said as part of resolution compliance the bedroom count will remain the same as what is on the architectural plans. Ms. Gilchrist asked about a deed restriction. There was a discussion on deed restrictions for the affordable units. Ms. Gilchrist requested no logo be added to the water tower. Ms. Gilchrist asked if the stone on the signs would match the stone on the townhouses to which Mr. Dykstra said yes. Ms. Gilchrist asked what the anticipated number of school children would be. Mr. Dykstra said he did not have a number but he did not anticipate many school-aged children. Mr. Messerschmidt asked for clarification on the three phases to which Mr. Dykstra explained what each phase would include. Mr. Olsen asked if the affordable units would be a mix of bedroom sizes to which Mr. Dykstra said there are requirements for affordable units and they would be the two- and three-bedroom units.

The Board took a ten-minute break.

Mr. Ursin noted the Dykstra report that was a response to Mr. Stoner's report was read into the record with a date of May 5, 2025 but it is accidentally dated March 5, 2025. He said it was submitted yesterday but was misdated.

Mr. Ordile asked if the buildings would be all electric to which Mr. Dykstra said yes. Mr. Ordile asked if there would be generators for the apartments to which Mr. Dykstra said no. Mr. Ordile asked how wide the shoulder on Route 206 was. Mr. Dykstra said it is about 8 feet. Mr. Ordile asked if the buildings would be marked with letters. Mr. Dykstra said they would have signs. Mr. Ordile asked when the chef's house would be built. Mr. Dykstra said it would be built first. Mr. Ordile asked if Phase II would be built after Phase I is completed. Mr. Dykstra said the goal is to move the contractors through each building however, once the first 5 buildings are completed, they want to start leasing them. Mr. Ordile asked if it was an issue that Phase I had

no affordable units. Mr. Dykstra said building D had two two-bedroom units and one three-bedroom unit. Mr. Ordile asked about the locations of the affordable units. Mr. Molica said locating affordable units in one building is now considered integration. Mr. Ordile asked if there would be a rental office to which Mr. Dykstra said no. Mr. Ordile asked how people would rent the units. Mr. Dykstra explained it would be online and that one of their associates would meet the prospective renter and show them the unit. Mr. Ordile asked if there would be onsite maintenance. Mr. Dykstra said the maintenance would visit the site but would not be onsite 24/7 but would have 24 hour on-call service. Mr. Ordile asked if there would be large trucks in the maintenance building to which Mr. Dykstra said no. Mr. Ordile asked if the exercise area would be lit to which Mr. Dykstra said no. There was a discussion on the lighting of the gathering area.

Ms. Rozek asked if the font on the sign could be sans serif style because it could be difficult to read at night if it is up lit. Mr. Dykstra said the lettering would be backlit and would be readable. Mr. Dykstra said if the Board wanted Andover Township added to the sign, they will need more square footage.

Mr. Dykstra went through the EIS report. He said the air quality would change due to the added car and truck trips but it is a nominal change. During construction the air quality change would be higher but after that it would be typical of what is along a highway. In the wetlands they meet the water quality requirement for discharge. They would significantly improve the treatment and maintenance of the water system. There will be some noise impacts from construction however, once that is done it will settle down and would be below state standards. The vegetation which is primarily grasses, Christmas trees and vegetative grow which would be replaced with lawn and landscaping. The area is ranked as an area 1 for wildlife which is suitable for development with the least impact to wildlife. There would be no hazardous waste. There would be a slight increase in the traffic and minor soil erosion issues during construction however, it will be mitigated by the sediment basin.

Mr. Stoner asked for additional information on the development of the proposed water system and if it would have an impact on the aquifers. Mr. Dykstra said they did a 24-hour pump test on the two wells on the site and the one well was 200 gallons per minute and the other was 68 gallons per minute. He said during the test, there was no impact to the other well. Mr. Stoner asked if any riparian buffers would be destroyed with the development to which Mr. Dykstra said no. Mr. Stoner asked about the wetland complex. Mr. Dykstra said there is an isolated wetland with a 50-foot buffer.

Mr. Messerschmidt asked if there were any threaten or endangered species found on the site. Mr. Dykstra said they did not find any in the area they are developing and they are not disturbing the areas beyond that. Mr. Messerschmidt asked if they looked at the areas outside of the proposed development area to which Mr. Dykstra said they did not. Mr. Dykstra said it is an active farm which is worked and has machinery on it. There was a discussion on the time of year construction should take place.

Mr. Ordile asked what kind of noise is generated by a wastewater facility pump house. Mr. Dykstra said it is very nominal. Mr. Ordile asked if the silt fence goes around the entire property during construction. Mr. Dykstra said it goes around the portion to be worked on.

Mr. Carlos Tovar, Architect for the project gave his qualifications which were accepted by the Board.

Mr. Tovar presented a board with color renderings of the exteriors of the proposed residential buildings which was marked and entered as exhibit A-5. Mr. Tovar explained the exterior of the buildings. The townhouses would be three stories and the apartments would be two stories. The buildings would complement the old monastery building across the street. The materials proposed are stone, cement board siding, compost wood, and custom windows. He created shadow lines with vertical elements and there are a total of 8 entrances in each townhouse building. He explained the mechanicals to the Board. He said the landscaping compliments the buildings and explained the corner windows to the Board. He explained the apartment units and said they use the same material as the townhouses but the scale is different.

Mr. Tovar presented a board with color renderings and floor plans of the proposed Chef and Volunteer Housing and the proposed Pole Barn Building which was marked and entered as exhibit A-6. He said the chef and volunteer housing would be five bedrooms and an open space for entertaining with a single lobby that opens to different spaces. The housing would have horizontal siding and vinyl windows. The pole barn is the maintenance building which would be used for landlord storage. There would be two doors and three overhead doors with vertical siding.

Mr. Tovar presented a board with a sampling of the floor plans for the townhouses and apartment units which was marked and entered as exhibit A-7. Mr. Tovar explained the ground floor has the parking which is accessed in the rear of the building and a seating area for the residents. The second floor has an open kitchen and living area and a half bathroom and the third floor has two bedrooms; each with its own bathroom and walk in closet. He explained the one bedroom and two-bedroom apartments. Each unit would have an open kitchen and living area, washer and dryer, bathroom and one or two bedrooms and a walk-in closet.

Mr. Tovar said the buildings were designed to compliment the buildings in the area. The proposed buildings facing Route 206 would have a uniformed architectural design scheme. He said the prominent color scheme would be earthtones. The buildings would use multiple materials to create attractive facades. The rooflines are done in an attractive manner and complement the existing buildings using the 12 to 12 pitch roofs on the front which creates movement in the roof and breaks up the roofline. There are no long lines in the building and it is hard to tell the building is 8 separate units. The finishes on the buildings would be similar but they are proposing different scales to create differences in the appearance of the buildings. The main entrances have been defined by architectural differences creating show areas and every residence would be identifiable.

Mr. Stoner asked how the affordable units would be identified on the floor plans. Mr. Dykstra said they are labeled. Mr. Stoner asked about the number of units in each building to which Mr. Tovar said they are all different and explained the number of units in each building.

Mr. Ordile asked for the location of the bollard lighting. Mr. Dykstra said the bollards are located between the buildings and were indicated on the site plan. There was a discussion on the location of the lighting. Mr. Ordile asked if there was lighting on the buildings. Mr. Tovar said there would be lighting over each door. Mr. Ordile asked if all the units would be ADA compliant. Mr. Tovar said all the units are ADA accessible and could be ADA ready upon a request from an applicant. Mr. Dykstra explained the ADA requirements. Mr. Ordile asked what a premium unit was. Mr. Tovar said it is when the unit is a little larger. Mr. Ordile asked about the lighting by the Chef's house. Mr. Tovar said there is lighting on the porch area.

Ms. Gilchrist asked for clarification on the number of one- and two-bedroom units. Mr. Dykstra said the building count on exhibit A-2 is the correct count with 24 two-bedroom townhouses, 65 one-bedroom apartments, 10 two-bedroom apartments and 3 three-bedroom apartments. There are 2 one-bedroom, 10 two-bedroom and 3 three-bedroom affordable units.

Mr. Olsen asked if there was a kitchen and bathroom in the chef house to which Mr. Tovar said there would be a kitchen and a bathroom on each side of the floor plan. Mr. Olsen asked how the residential units would be heated. Mr. Tovar said they would use all electric split unit inside the apartment with the condenser unit outside mounted to the wall. Mr. Olsen asked about the grills in the common areas. Mr. Dykstra said they would be charcoal grills with a masonry area around them. Mr. Olsen asked if the building colors on the rendering would be the actual colors used to which Mr. Tovar said yes. Mr. Olsen asked for a list of the colors being used to which Mr. Tovar said he would provide that. Mr. Olsen asked if there would be sidewalks between the buildings to which Mr. Dykstra said yes. Mr. Olsen asked if there were elevators in the buildings. Mr. Tovar said there are no elevators. Mr. Tovar said a person in a wheelchair would be on the first floor. Mr. Dykstra said the townhomes would not be ADA compliant but they are not required to be. He said the lower floor of the apartments are wheelchair accessible.

Mr. Messerschmidt opened the meeting to the public. With no public present, the meeting was closed to the public.

Mr. Dykstra said if the Board wants the applicant to add Andover Township to the proposed signs, they would need 138 square feet on the signs.

Mr. Molica went over the conditions and variances requested.

A motion to grant preliminary and final site plan approval and bulk variances for signage was made by Mr. Skewes and seconded by Mr. Olsen. Roll Call: Richard Then – yes, Krista Gilchrist – yes, Richard Skewes – yes, Joseph Ordile – yes, Eric Olsen – yes, James Casler -yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS: None.

LIAISON REPORTS:

Township Committee – Eric Karr

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

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

VOUCHERS: None.

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.

CORRESPONDENCE:

1.) From: Russell F. Anderson, Jr.

Re: ZJM Properties, LLC – Bifurcation of Land Use Application

Date: 4.29.25

2.) From: Russell F. Anderson, Jr.

Re: ZJM Properties, LLC – Withdrawal of “Parts Counter” Portion of Application

Date: 4.30.25

SCHEDULING OF PENDING APPLICATIONS:

1.) Pura Vita, LLC, B: 108, L: 1.01 – Deemed incomplete 3.4.25

2.) ZJM Properties, LLC B:126, L: 5.03 – Deemed Incomplete 4.15.25, Completeness and Hearing 5.20.25

4.) Aguila, Pedro B:134 L: 28 – Hearing scheduled for 5.20.25

UPCOMING MEETINGS: May 20, 2025, June 3, 2025

ADJOURNMENT:

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

Respectfully submitted,

/s/ Stephanie Pizzulo

Stephanie Pizzulo

Land Use Administrator