

March 2, 2010

The regular meeting of the Andover Township Land Use Board was called to order at 7:30 p.m. on Tuesday, March 2, 2010 by the Chairman, John O’Connell.

Present: Members Diana Boyce
Suzanne Howell
Gail Phoebus, Class II
Rick Melfi, Class I
Christine Kretzmer
CeCePattison
Ellsworth Bensley
John O’Connell
Paul Messerschmidt, Alt. No. 1

Secretary T. Linda Paolucci

Absent: Gerald Huelbig

Professional Present: Attorney Richard Briigliodoro, Esq.

Professional Absent: Joseph Golden, P.E.

FLAG SALUTE - RULES - OPEN PUBLIC MEETINGS ACT

OPEN TO THE PUBLIC – The Chairman opened the meeting to the public and read the rules of the act.

OATH OF OFFICE –Gail Phoebus was sworn in by Richard Briigliodoro, Esq. and took the Oath of Allegiance and Office.

PG&S LLC – Block 154, Lot 48, Minor Subdivision & Use Variance – The applicant requested to be carried to the April 6th, 2010 meeting with no further notice required.

Motion was made by Pattison, second by Boyce. In favor: Boyce, Howell, Phoebus, Kretzmer, Pattison, Bensley, O’Connell, Messerschmidt. Abstained: Melfi. Opposed: None. Motion carried.

RESOLUTION - ST. PAUL’S ABBEY, Block 151, Lot 22, Site Plan Waiver –

Motion to approve the resolution was made by Kretzmer, second by Pattison. In favor: Howell, Melfi, Kretzmer, Pattison, Bensley, Messerschmidt, O’Connell. Opposed: None. Motion carried.

RESOLUTION - ALMA LANE, Block 156, Lots 1 & 2, Preliminary Major Subdivision -

A motion was made to approve the resolution by Howell, second by Pattison. In favor: Howell, Kretzmer, Pattison, Bensley, Messerschmidt, O’Connell. Recused: Melfi. Opposed: None. Motion carried.

REVIEW & DISCUSSION – With regard to proposed modification to the Industrial Zone District report of Chuck McGroarty, Township Planner.

Phoebus recused herself from this portion of the meeting.

Chuck McGroarty, P.E., of Banisch & Associates introduced himself as Planning Consultant for the Township. McGroarty explained the purpose of this evening's discussion and current zoning for the industrial district. McGroarty stated that there are six distinct areas throughout the township that fall within in the "I"/industrial zone and also a seventh area, which is the Jump Airport site which is a combination airport/industrial zoning. Effectively, he continued, there are seven areas within the township which permit industrial uses. McGroarty explained that there are also several areas that are zoned "industrial" in "name only" as those areas will never be used for industrial area as they are owned by the Nature Land Conservancy.

McGroarty suggested that the Board look at the existing industrial zones and decide if some distinction should be drawn between them, such as "Level 1" and "Level 2". Also to look at the areas that are zoned industrial zones but are in "name only" and suggests changing them. He continued that there is an abundance of highway commercial zoning and some other commercial zoning, the industrial zonings are being contracted and he is not suggesting that it be expanded, but to use what is left in a perhaps more efficient way.

Brigliadoro explained to the Board that this is an internal planning process that we are going through tonight and if the Board wants to move forward we will then move into a more public process in the future.

O'Connell explained to the Board members that McGroarty will be making suggestions in his report as to what will be in each zone and be permitted or prohibited uses. McGroarty explained that should this move ahead even further, then a proposed Land Use Amendment will establish these changes in the industrial zone and if the Board would adopt this as part of the Master Plan the Township Committee can go forward and make changes to zoning.

The Chairman explained to the Board that they will be voting tonight on whether or not they give authorization for McGroarty to go forward with his study and to do the Re-Exam Report and the Land Use Plan Amendment to the Master Plan. At that point, Briigliadoro pointed out that there would be notice of public hearing, be open to the public, the public would be able to comment and the Board would have the benefit of public comment, along with McGroarty's presentation and Board questions, before the Board makes the decision.

The chairman and the Board members agreed that they will meet for a special meeting on Monday, March 22nd, 2010 at 7:30 p.m. on this matter.

The chairman asked for a motion from the Board for the authorization of McGroarty to go ahead with the work to be done and the report created. Motion was made by Howell, second by Melfi. In favor: Boyce, Howell, Melfi, Pattison, Bensley, Messerschmidt, O'Connell. Abstained: Kretzmer. Opposed: None. Motion carried.

OPEN TO THE PUBLIC – Vic Capo of 23 Victoria Pines Lane, stated that he would like to propose some considerations for certain ordinance changes. Capo spoke of the provisions of the ordinance with regard to minor subdivisions and discussed changes that he asked that the Board consider. Capo also discussed the industrial zone and his thoughts with the Board in supporting responsible growth within that zone.

Brigliadoro explained to Capo the process of adoption of an ordinance. Capo asked Briigliadoro if he would forward his notes onto the township committee and Briigliadoro agreed.

With no other member of the public coming forward, the public portion was closed.

VOUCHERS - See Schedule A. A motion was made by Howell, seconded by Kretzmer, to approve the vouchers submitted. In favor: Boyce, Howell, Melfi, Kretzmer, Pattison, Bensley, Messerschmidt, O'Connell. Opposed: None. Motion carried.

OLD/NEW BUSINESS – The chairman stated that one of the Board members brought up a question of the minutes of January 19, 2010 where it was mentioned that “a member of the public” spoke and research was done and it was determined that the individual’s name should have been included in the minutes rather than saying “a member of the public”. The chairman made a motion to amend the accepted minutes to include the individual’s name and going forward members of the public’s name will be included in the minutes.

Motion to amend the accepted minutes was made by Howell, second by Bensley. In favor: Boyce, Howell, Melfi, Kretzmer, Pattison, Bensley, Messerschmidt, O'Connell. Opposed: None. Motion carried.

Boyce brought up under old/new business the historical element of the Master Plan and questioned the chairman if we should be following up with this. The chairman stated that he is aware that the historical inventory is part of the Master Plan and he spoke with Carla Kostelnik regarding this as she was one of the first persons to help draft the original inventory. The chairman continued that there should be an update on the inventory for the Master Plan and the Board should be looking at the inventory to see whether or not it is still valid. He continued that there should be study to see whether or not there are any new items that should be added to the inventory and to define “what historical is”. Boyce recommended to the chairman to investigate this further and the chairman agreed. The chairman asked for volunteers to look into this and Boyce and Howell volunteered to be a part of the investigation.

Howell and Messerschmidt asked the Board secretary about an insurance question that came up during Executive Session with regard to a litigation case and the Board secretary informed that the Board that she is still waiting on an answer.

MATERIAL RECEIVED, GENERAL INFORMATION - See Schedule A.

ADJOURNMENT – Time 9:18 p.m. A motion was made by Bensley, seconded by Howell, to adjourn. All in favor. Carried unanimously.

Respectfully submitted,

John O'Connell, Chairman

T. Linda Paolucci, Secretary