

December 7, 2010

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

Present Members: Gerald Huelbig
Gail Phoebus
Rick Melfi
Ellsworth Bensley
CeCe Pattison
John O’Connell

Secretary T. Linda Paolucci

Absent: Sue Howell
Diana Boyce
Christine Kretzmer
Paul Messerschmidt, Alt. 1

Professionals Present: None

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.

HEARING - carried

SUSSEX & WARREN HOLDING CO., Block 1, Lot 5.03, Route 206 – Use Variance for SMA Corp.- truck repair facility

The Chairman announced that because of lack of a voting quorum this application will be carried without further notice to the next meeting of December 21, 2010.

EXTENSION REQUEST

**BALLANTINE WOODS, LLC –Phase A & B Major Subdivision Approval
Block 6, Lot 3.02; Block 7, Lots 10, 10.02 & 10.03**

Michael Selveggi, Esq., represented the applicant and informed the Board that he was in receipt of the township’s engineer’s report, Joe Golden, P.E., and his client agrees to the conditions contained in the report of November 15, 2010. The Chairman asked Selveggi if the applicant is agreeing to maintain the site in good condition and the soil erosion silt fence be repaired to meeting current installation requirements as outlined in Golden’s report. Selveggi stated that the applicant agrees with those conditions.

Motion was made to approve the request for one year extension of time to December 7, 2011 by Phoebus, second by Bensley. In favor: Huelbig, Phoebus, Melfi, Pattison, Bensley, O’Connell. Opposed: None. Motion carried.

RESOLUTIONS

Chessie Associates LLC, Block 159, Lot 7 – Request for Extension of Time for Meeting Conditions of Approval

The Chairman asked for a motion in accordance with the report of the township engineer, Joe Golden, P.E.. Phoebus made a motion to approve, second by Pattison. All in favor: Aye. Opposed: None. Motion carried.

LENTINI FARM MARKET, LLC, Block 104, Lot 1.02, 238 Newton-Sparta Road, - Site Plan Waiver – Shed

The Chairman asked for a motion in accordance with the report of the township engineer, Joe Golden, P.E. Motion to approve was made by Phoebus, second by Bensley. All in favor: Aye. Opposed: None. Motion carried.

PUBLIC PORTION – With no one stepping forward from the public, the Chairman announced that the public portion of the meeting is now closed.

MINUTES

Minutes of November 9, 2010 – The Chairman referred to a minor correction to the minutes to which the secretary said she would revise and asked for a motion to adopt the minutes as amended. Phoebus made a motion to approve, second by Pattison. All in favor: Aye. Opposed: None. Motion carried.

Phoebus asked the Chairman if she could explain to the Board members the request for the item on the agenda with regard to expenditures of funds from the Housing Trust Funds in accordance with the Housing/Fair Share Plan and approved Spending Plan. Phoebus explained to the Board members how the developer’s fees are collected for the trust fund and the purpose of what the funds are used for. Phoebus stated that twenty percent of the monies collected are allowed to be used by the township for professional fees and certain other expenditures that the township incurs in relation to the COAH housing requirements. Phoebus further stated that the expenditure of the monies to be approved will be reimbursing the bond monies that have been used for these expenses and allows the township to continue to try and reach the affordable housing goals.

VOUCHERS

COAH - Proposal for Expenditure of Funds from the Housing Trust Funds in Accordance with the Housing/Fair Share Plan and approved Spending Plan.

The Chairman asked for a motion to accept the proposal for Expenditure of Funds and to recommend to the Township Committee to authorize the payment process. Motion was made by Phoebus for approval of the Proposal for Expenditure of the Funds from the Housing/Fair Share Plan and approved Spending Plan, second by Huelbig. In favor: Huelbig, Phoebus, Melfi, Pattison, Bensley, O’Connell. Opposed: None. Motion carried.

VOUCHERS – Motion to approve the vouchers by Melfi, second by Phoebus. All in favor: Aye. Opposed: None. Motion carried.

OLD BUSINESS/NEW BUSINESS –

Melfi asked if the Board could be given a copy of the Land Use Board’s budget. The Secretary stated that she would provide a copy from the finance department to the Board members.

The Chairman stated that there was an application in the Board’s packet from someone requesting to become a member of the Board, and although this is a mayoral appointment, he and Pattison will coordinate to meet with the applicant who is interested to answer any questions he may have.

Phoebus gave an overview of the subject with regard to the train station that was supposed to be built. She advised that the federal government and the State of New Jersey had a problem with the tunnel and the federal government has pulled the funding for the project and the project is presently at a standstill.

Phoebus also discussed information she received with regard to COAH at the Atlantic City Convention and told the Board that the new Assembly is looking at a bill that will abolish the Council of Affordable Housing. The Court agreed that how the townships were required to come up with the contributions to COAH is flawed. However, she continued, the township definitely has to have 55 units and if some of them are rentals, it will bring the requirement down to 44 units.

MATERIAL RECEIVED, GENERAL INFORMATION - See Schedule A

ADJOURNMENT – Time 8:20 p.m. A motion was made by Melfi, second by Phoebus to adjourn. All in favor. Carried unanimously.

Respectfully submitted,

John O’Connell, Chairman

T. Linda Paolucci, Secretary