

**MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD
MARCH 20, 2012**

OPEN MEETING: Acting Chairman Howell called the meeting to order at 7:30 p.m.

FLAG SALUTE: Acting Chairman Howell led the flag salute.

ROLL CALL:

Diana Boyce – Present
Suzanne Howell – Present
Gerald Huelbig – Present
Gail Phoebus – Excused
Ellsworth Bensley Jr. – Present
CeCe Pattison – Present
Christine Kretzmer – Present
Rick Melfi – Present
Paul Messerschmidt (Alt.1) – Present
Ken Roberts (Alt. 2) – Present
Chairman John O’Connell – Excused

PROFESSIONALS PRESENT: Richard Briigliodoro, Esq.; Joseph Golden, P.E., P.P.

OPEN PUBLIC MEETINGS ACT NOTICE: Acting Chairman Howell read the following statement: This is an open public meeting of the Andover Township Land Use Board. 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.

RULES: Acting Chairman Howell read the following rules: No new cases after 9:30 p.m. or testimony after 10:00 p.m. Comments from each member of the public are limited to 5 minutes during the public portion of the meeting. Transcript requests are to be in writing with check for 100% of costs. Material for the meeting is to be filed fourteen days before the next meeting once it has been heard for completeness. Individuals or members of a partnership must be present at the meeting or be represented by an attorney. Testimony is under oath. False testimony constitutes perjury.

MINUTES: *Minutes of the Andover Township Land Use Board Meeting Held*

March 6, 2012: A motion to approve, subject to a correction on page three, was made by Ellsworth Bensley, Jr., and seconded by Paul Messerschmidt. Roll Call: Suzanne Howell – yes; Gerald Huelbig – yes; Ellsworth Bensley, Jr., – yes; CeCe Pattison – yes; Christine Kretzmer – yes; Rick Melfi – yes; Paul Messerschmidt – yes; Ken Roberts – yes. The motion carried.

RESOLUTIONS: A-11-11-1, Jason and Laura O’Brien, “C” Variance, Block 137 Lot 1: A motion to approve was made by Paul Messerschmidt and seconded by Ken Roberts. There was

no discussion. Roll Call: Ellsworth Bensley, Jr., – yes; Suzanne Howell – yes; Rick Melfi – yes; CeCe Pattison – yes; Paul Messerschmidt – yes; Ken Roberts – yes. The motion carried.

COMPLETENESS REVIEW: There were no matters scheduled for completeness.

HEARING: A-1-12-4, Scordato, Mark. “C” Variances, Block 102 Lot 3.09. Mr. Mark Scordato was sworn. He presented the application to locate a garage in the front-yard setback. He confirmed that the proposed location of the garage is the only place where the structure would fit on the irregularly shaped flag lot. Board Engineer Golden concurred noting the locations of the existing well and septic.

Mr. Scordato stated that his home is 300' from any neighbors' structures, and the homes located behind the subject property would not see the garage when vegetation blooms. He stated he did not believe the proposal imposes on anyone. He stated he would like to minimize disturbance, there are no wetlands in the location, and he would like to avoid disturbing trees or increasing paving on his property. Mr. Golden stated he believed adequate screening is in place and confirmed that slope disturbance was not appreciable.

Acting Chairman Howell opened the meeting to the public. There were no public participants. The meeting was closed to the public.

A motion to approve the front-yard setback encroachment locating the garage at 15' was made by Ellsworth Bensley, Jr., and seconded by Rick Melfi. Roll Call: Ellsworth Bensley, Jr., – yes; Suzanne Howell – yes; Gerald Huelbig – yes; Christine Kretzmer – abstain; Rick Melfi – yes; CeCe Pattison – yes; Paul Messerschmidt – yes. The motion carried.

UPCOMING MEETINGS: Acting Chairman Howell confirmed the April 3, 2012 and April 17, 2012

PUBLIC PORTION: Acting Chairman Howell opened the meeting to the public. No members of the public addressed the Board. The meeting was closed to the public.

VOUCHERS: Board members reviewed the March Financial Report and associated vouchers. A motion to approve a recommendation to pay the bills to the Township Committee was made by Paul Messerschmidt and seconded by Ellsworth Bensley, Jr. Roll Call: Ellsworth Bensley, Jr., – yes; Suzanne Howell – yes; Gerald Huelbig – yes; Christine Kretzmer – abstain; Rick Melfi – yes; CeCe Pattison – yes; Paul Messerschmidt – yes; Ken Roberts – yes. The motion carried.

OLD/NEW BUSINESS: Board members discussed administrative concerns, planning issues, and ordinance preparation. Acting Chairman Howell stated she preferred smaller maps for review. Board members agreed. Richard Briigliodoro, Esq., advised that an ordinance checklist revision would be required.

Mr. Melfi suggested Board advocacy of a Site Plan Waiver Ordinance. Mr. Golden agreed to prepare labor cost estimates for a Site Plan Ordinance Waiver, a Steep Slopes Ordinance, and Zoning Map preparation. Board members agreed to carry the discussion to the April 3, 2012 meeting.

Ms. Boyce announced the opening of a new flower shop in town.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Paul Messerschmidt and seconded by CeCe Pattison. All were in favor. The motion carried. The meeting adjourned at 8:05 p.m.

Minutes respectfully submitted by:

/s/ Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator