

**MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD
OCTOBER 2, 2012**

OPEN MEETING: Chairman O'Connell called the meeting to order at 7:30 p.m.

FLAG SALUTE: Chairman O'Connell led the flag salute.

ROLL CALL:

Diana Boyce – Excused
Suzanne Howell – Present
Gerald Huelbig – Present
Gail Phoebus – Present — 7:40 p.m.
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 – Present

PROFESSIONALS PRESENT: Richard Brigliadoro, Esq.

OPEN PUBLIC MEETINGS ACT NOTICE: Chairman O'Connell 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: Chairman O'Connell 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 a 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: A motion to approve the *Minutes of the Andover Township Land Use Board Meeting Held September 18, 2012* was made by Paul Messerschmidt and seconded by Suzanne Howell. There was no discussion. 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; John O'Connell – yes. The motion carried.

RESOLUTIONS: TOWNSHIP OF ANDOVER LAND USE BOARD IN THE MATTER OF MASTER PLAN CONSISTENCY AND *ORDINANCE NO. 2012-10 — ORDINANCE TO AMEND THE GENERAL ORDINANCES OF THE TOWNSHIP OF ANDOVER, CHAPTER 74, LAND USE PROCEDURES, ARTICLE V, GENERAL PROVISIONS, BY AMENDING SECTION 74-50, “LOT LINE ADJUSTMENT APPROVAL” AND CHAPTER 131, SITE PLAN REVIEW, ARTICLE III, APPLICABILITY OF SITE PLAN REQUIREMENTS BY AMENDING SECTION 131-5, “EXCEPTIONS:* A motion to adopt the memorializing resolution was made by Ellsworth Bensley, Jr., and seconded by Paul Messerschmidt. There was no discussion. Roll Call: Ellsworth Bensley, Jr., – yes; Suzanne Howell – yes; Gerald Huelbig – yes; Christine Kretzmer – yes; Rick Melfi – yes; CeCe Pattison – yes; Paul Messerschmidt – yes; John O’Connell – yes. The motion carried.

A-7-12-1, Campbell, Michael. Preliminary and Final Site Plan, “C” Variance, Block 104 Lot 1.02: A motion to adopt the memorializing resolution was made by CeCe Pattison and seconded by Ken Roberts. There was no discussion. Roll Call: Ellsworth Bensley, Jr., – yes; Gerald Huelbig – yes; CeCe Pattison – yes; Christine Kretzmer – yes; Rick Melfi – yes; Paul Messerschmidt – yes; Ken Roberts – yes; John O’Connell – yes. The motion carried.

A-8-12-2, Bridgeway Rehabilitation Services, Inc., Amended Preliminary & Final Site Plan, “D” Variance, Block 128 Lot 4.02: A motion to adopt the memorializing resolution was made by Ellsworth Bensley, Jr., and seconded by Ken Roberts. There was no discussion. Roll Call: Ellsworth Bensley, Jr., – yes; CeCe Pattison – yes; Gerald Huelbig – yes; Rick Melfi – yes; Paul Messerschmidt – yes; Ken Roberts – yes; Suzanne Howell – yes; John O’Connell – yes. The motion carried.

COMPLETENESS REVIEWS: There were no matters scheduled for review.

HEARING: A-8-12-1, Dina’s LLC, Casa Bellissima, Amended Preliminary & Final Site Plan, “C” Variance, Block 106 Lot 19 – Board members reviewed a request to carry the matter to the November meeting. A motion to carry to the November 20, 2012 meeting with notice required was made by Paul Messerschmidt and seconded by Christine Kretzmer. Roll Call: Gerald Huelbig – yes; Gail Phoebus – yes; Ellsworth Bensley, Jr., – yes; CeCe Pattison – yes; Christine Kretzmer – yes; Rick Melfi – yes; Paul Messerschmidt – yes; Ken Roberts – yes; John O’Connell – yes. The motion carried.

UPCOMING MEETINGS: Chairman O’Connell confirmed the upcoming meeting dates of October 16, 2012 and November 20, 2012.

PUBLIC PORTION: Chairman O’Connell acknowledged that no members of the public were present.

VOUCHERS: There were no vouchers scheduled.

OLD/NEW BUSINESS: Gail Phoebus provided an update on the matters of the Abbey, train station, and township budget. Ms. Phoebus noted that the Township Committee agreed to fund ordinance work for solar and wind systems.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Paul Messerschmidt and seconded by Gail Phoebus. All were in favor. The meeting adjourned at 7:40 p.m.

Minutes respectfully submitted by:

/s/ Anne-Marie Wilhelm

Anne-Marie Wilhelm
Land Use Administrator