

**MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD
DECEMBER 3, 2013**

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 – Present
Ellsworth Bensley, Jr. – Present
Suzanne Howell – Present
Rick Melfi – Excused
CeCe Pattison – Present
Christine Kretzmer – Present
Dolores Blackburn – Present
Ken Roberts – Excused
John O'Connell – Present
Paul Messerschmidt – Present
Richard Skewes – Present

PROFESSIONALS PRESENT: Richard Briigliodoro, Esq., and Joseph Golden, P.E., P.P., were present.

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 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 November 19, 2013* was made by Paul Messerschmidt and seconded by Suzanne Howell. There was no discussion. Roll Call: Diana Boyce – yes; Ellsworth Bensley, Jr., – yes; Suzanne Howell – yes; CeCe Pattison – yes; Christine Kretzmer – yes; Dolores Blackburn – yes; Paul Messerschmidt – yes; Richard Skewes – yes. The motion carried.

RESOLUTIONS: There were no resolutions scheduled for review.

COMPLETENESS REVIEW: There were no matters scheduled.

HEARING: A-9-13-1, Sommerset Investors, Inc., T/A Econolodge, “D” Variance, Block 153 Lots 22.01 and 23 – Following a review of the Applicant’s legal notice, Richard Briigliodoro, Esq., determined that the notice was flawed; and the Board did not have jurisdiction.

Mr. Briigliodoro advised the public that to be heard, the applicant would have to publish a notice in the New Jersey Herald and send another notice out ten days prior to a set hearing date.

PUBLIC PORTION: The meeting was opened to the public. Mr. Rick Yonkers asked about procedures for filing a variance application. He asked questions about his property. Noting jurisdictional issues, Richard Briigliodoro, Esq., advised that the Board could not render an advisory opinion on matters not before the Board. He explained the role of the Board of Adjustment relative to single-family “C” variance reviews. Mr. Yonkers was advised to obtain additional information and forms online or at the Andover Township Land Use Office. No other members of the public addressed the Board.

OLD/NEW BUSINESS: Dolores Blackburn presented that the Township Committee would allocate resources to amend the Master Plan relative to development of a transit hub/village. She stated the Township Committee would be looking for Land Use Board representatives during the amendment process.

VOUCHERS: There were no vouchers scheduled for review.

UPCOMING MEETINGS: Chairman O’Connell confirmed upcoming meeting dates.

EXECUTIVE SESSION: A motion to enter executive session pursuant to N.J.S.A. 10:4-12, (s) b.1 was made by Ellsworth Bensley, Jr., and seconded by Paul Messerschmidt. Roll Call: Diana Boyce – yes; Ellsworth Bensley, Jr., – yes; Suzanne Howell – yes; CeCe Pattison – yes; Christine Kretzmer – yes; Dolores Blackburn – yes; Paul Messerschmidt – yes; Richard Skewes – yes; John O’Connell – yes. The motion carried. The Board entered executive session at 7:50 p.m.

Chairman O’Connell called the meeting to order at 8:30 p.m.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Ellsworth Bensley, Jr. All were in favor. The motion carried. The meeting ended at 8:30 p.m.

Minutes respectfully submitted by:

/s/Anne-Marie Wilhelm
Anne-Marie Wilhelm
Land Use Administrator