

**MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD  
APRIL 21, 2015**

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

**FLAG SALUTE:** Chairman Howell led the flag salute.

**ROLL CALL:**

Ken Roberts – Present  
Vincent DeLuca – Present  
Rick Melfi, Vice Chairman – Present  
CeCe Pattison – Present  
Christine Kretzmer – Absent  
Dolores Blackburn – Present  
Wayne Grenewicz – Present  
John O'Connell – Absent  
Suzanne Howell, Chairman – Present  
Paul Messerschmidt, Alternate 1 – Present  
Richard Skewes, Alternate 2 – Present

**PROFESSIONALS PRESENT:** Richard Briigliodoro, Esq., and Robert P. Guerin, P.E., P.P.

**OPEN PUBLIC MEETINGS ACT NOTICE:** 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:** 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:** A motion to approve the *Minutes of the Andover Township Land Use Board Meeting Held April 7, 2015* was made by Paul Messerschmidt and seconded by Ken Roberts. There was no discussion. Roll Call: Ken Roberts – yes, Vincent DeLuca – yes, Rick Melfi – yes, CeCe Pattison – yes, Dolores Blackburn – yes, Paul Messerschmidt – yes, Richard Skewes – yes, Suzanne Howell – yes. The motion carried.

**RESOLUTIONS:** There were no resolutions scheduled for review.

**COMPLETENESS REVIEW: A-4-15-1, Xtreme Race Cars, LLC, Site Plan Waiver Review, Block 126 Lot 5.02:** Anthony Scordo, Esq., appeared on behalf of the Applicant. He stated the Applicant proposes to lease the subject property for his race car fabrication business.

It was confirmed that taxes were current, and the filing satisfied administrative requirements. A motion to deem the application complete was made by Richard Skewes and seconded by Ken Roberts. There was no discussion. Roll Call: Ken Roberts – yes, Vincent DeLuca – yes, Rick Melfi – yes, CeCe Pattison – yes, Dolores Blackburn – yes, Wayne Grenewicz – yes, Paul Messerschmidt – yes, Richard Skewes – yes, Suzanne Howell – yes. The motion carried.

**HEARINGS: A-4-15-1, Xtreme Race Cars, LLC, Site Plan Waiver Review, Block 126 Lot 5.02:** Anthony Scordo, Esq., appeared on behalf of the Applicant. Mr. Carl Stevens, Sr., was sworn. He stated he is the owner of Xtreme Race Cars, LLC, and is seeking to relocate from Paterson, New Jersey, to the subject property. He presented he desired an increase in square footage to accommodate his business needs. It was confirmed the Applicant would lease 6000 sq.ft. if approved, and no changes would be made to the exterior of the building. Mr. Stevens submitted a series of nine photographs marked as Exhibit A-1. He identified the photographs as showing his current 3000 sq.ft. location, shop layout, and examples of the product currently produced in his shop. He explained that his work is specialized, high-end, and his client base comes from all over the world.

With reference to operations, Mr. Stevens stated that the workforce presently totals two employees, his son, and himself. He stated he did not anticipate increasing his workforce at this time. He confirmed business hours would be Monday-Friday, 8:00 a.m. to 5:00 p.m. He stated there is no outside storage proposed, his website's parts sales are drop-shipped, and supply deliveries would be made via UPS or an 18-wheeler. Mr. Stevens noted the existing circular driveway could accommodate deliveries. He noted that he does not need a sign. Identification signage was suggested for emergency service purposes.

With reference to production, Mr. Stevens stated all fabrication would take place inside; and four to five vehicles could be worked on at one time. He presented that no fumes or noise would be produced, and there would be no painting, testing, fueling, or oiling of vehicles. He noted that TIG welding equipment and a notch grinder would be used on the premises. He confirmed that masks are worn when using a grinder. He explained he fabricates race car frames out of chromoly steel tubing, which serve as the mount for the race car body. Mr. Stevens noted that the work is inspected and certified by the National Hot Rod Association (NHRA.)

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

A motion to grant the site plan waiver was made by Richard Skewes and seconded by Ken Roberts. Roll Call: Ken Roberts – yes, Vincent DeLuca – yes, Rick Melfi – yes, CeCe Pattison – yes, Dolores Blackburn – yes, Wayne Grenewicz – yes, Paul Messerschmidt – yes, Richard Skewes – yes, Suzanne Howell – yes. The motion carried.

The Board waived the reading of the resolution.

**PUBLIC PORTION:** The meeting was opened to the public. There were no participants. The meeting was closed to the public.

**OLD/NEW BUSINESS:** Board members were reminded to submit their mandatory Financial Disclosure Statements to the Local Finance Board.

**VOUCHERS:** Board members reviewed the vouchers. A motion to recommend payment of the vouchers [April 2015 Land Use Finance Report] to the Township Committee was made by Paul Messerschmidt and seconded by Dolores Blackburn. Roll Call: Ken Roberts – yes,

Vincent DeLuca – yes, Rick Melfi – yes, CeCe Pattison – yes, Dolores Blackburn – yes, Wayne Grenewicz – yes, Paul Messerschmidt – yes, Richard Skewes – yes, Suzanne Howell – yes. The motion carried.

**UPCOMING MEETINGS:** Chairman Howell confirmed the May 5, 2015 and May 19, 2015 hearing dates.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by Paul Messerschmidt. All were in favor. The motion carried. The meeting adjourned at 8:00 p.m.

Minutes respectfully submitted by:

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