

**MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD  
AUGUST 18, 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 – Absent  
CeCe Pattison – Absent  
Christine Kretzmer – Present @7:35 p.m.  
Dolores Blackburn – Present  
Wayne Grenewicz – Absent  
John O'Connell – Present  
Suzanne Howell, Chairman – Present  
Paul Messerschmidt, Alternate 1 – Absent  
Richard Skewes, Alternate 2 – Present

**PROFESSIONALS PRESENT:**

Richard Briigliodoro, Esq.

**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 July 21, 2015* was made by John O'Connell and seconded by Dolores Blackburn. There was no discussion. Roll Call: Ken Roberts – yes, Vincent DeLuca – yes, Christine Kretzmer – yes, Dolores Blackburn – yes, John O'Connell – yes, Richard Skewes – abstain, Suzanne Howell – yes. The motion carried.

**RESOLUTIONS: A-4-15-2, F. William LaVigne, Appeal, Block 60 Lot 5:** A motion to adopt the memorializing resolution was made by Dolores Blackburn and seconded by John O'Connell. There was no discussion. Roll Call: Ken Roberts – yes, Vincent DeLuca – yes, Christine Kretzmer – yes, John O'Connell – yes, Suzanne Howell – yes. The motion carried.

**A-3-15-1, Holland, Barry. Minor Subdivision, “C” Variances, Block 38 Lot 11:** A motion to adopt the memorializing resolution was made by John O'Connell and seconded by Dolores Blackburn. John O'Connell asked about a restriction prohibiting further subdivision. Board members agreed this was not discussed at the hearing. Roll Call: Vincent DeLuca – yes, Christine Kretzmer – yes, Dolores Blackburn – yes, John O'Connell – yes, Suzanne Howell – yes. The motion carried.

**A-6-15-1, Sutherland, T. and I. Linck. Minor Subdivision/Lot Line Adjustment, Block 38 Lots 6 & 7:** A motion to adopt the memorializing resolution was made by John O'Connell and seconded by Suzanne Howell. There was no discussion. Roll Call: Vincent DeLuca – yes, Christine Kretzmer – yes, John O'Connell – yes, Suzanne Howell – yes. The motion carried.

**COMPLETENESS REVIEWS:** There were no matters scheduled for review.

**HEARINGS: A-5-15-1, One Way Focused Holdings, LLC, Preliminary Site Plan, Block 151 Lot 16** – The Applicant's legal notice was deficient. The matter was scheduled for the September 1, 2015 meeting with notice required.

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

**OLD/NEW BUSINESS:** Mr. O'Connell expressed concern about setting precedent relative to Board action that resulted in the creation of nonconforming lots. Board members discussed “tiny” housing types and building trends.

**VOUCHERS:** Board members reviewed vouchers. A motion to approve payment was made by Ken Roberts and seconded by Vincent DeLuca. All were in favor. The motion carried.

**UPCOMING MEETINGS:** Chairman Howell confirmed the September 1, 2015 and September 15, 2015 hearing dates.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by John O'Connell and seconded by Ken Roberts. All were in favor. The motion carried. The meeting concluded at 7:50 p.m.

Minutes respectfully submitted by:

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