

MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD OCTOBER 18, 2016

OPEN MEETING: Chairman Howell called the meeting to order at 7:30 p.m. and led the flag salute.

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.

ROLL CALL:

Ken Roberts – Present
Paul Messerschmidt, Vice Chairman – Present
CeCe Pattison – Present
Ellsworth Bensley, Jr., – Present
Dolores Blackburn – Present
Eric Olsen – Present
John O'Connell – Present
Suzanne Howell, Chairman – Present
Richard Skewes (Alternate 2) – Present
Wayne Grenewicz (Alternate 4) – Present

PROFESSIONALS PRESENT: Board Professionals Richard Brigliadoro, Esq., Jessica C. Caldwell, PP, AICP, LEED GA, and Joseph R. Golden, P.E., P.P., C.M.E., were excused.

MINUTES: *Minutes of the Andover Township Land Use Board Meeting Held October 4, 2016:* A motion to approve was made by Ken Roberts and seconded by John O'Connell. There was no discussion. Roll Call: Ken Roberts – yes, Paul Messerschmidt – yes, Ellsworth Bensley, Jr., – yes, Dolores Blackburn – yes, John O'Connell – yes, Richard Skewes – yes, Wayne Grenewicz – yes. The motion carried.

Minutes of the Andover Township Land Use Board Executive Session Held October 4, 2016: A motion to approve was made by Ellsworth Bensley, Jr., and seconded by Ken Roberts. There was no discussion. Roll Call: Richard Skewes – yes, Ellsworth Bensley, Jr., – yes, Dolores Blackburn – yes, John O'Connell – yes, Ken Roberts – yes, Wayne Grenewicz – yes, Paul Messerschmidt – yes. The motion carried.

RESOLUTIONS: A-1-16-1, IAT Reinsurance Co. LTD., D Variance, Block 5 Lot 1: A motion to adopt the resolution was made by Paul Messerschmidt and seconded by John O'Connell. There was no discussion. Roll Call: Ken Roberts – yes, Paul Messerschmidt – yes,

Ellsworth Bensley, Jr., – yes, Dolores Blackburn – yes, Eric Olsen – yes, John O'Connell – yes, Richard Skewes – yes, Suzanne Howell – yes. The motion carried.

A-1-15-1, Mroz, Theodore. Extension Request - Minor Subdivision, Block 156 Lots 1, 2.03, 2.04: A motion to approve was made by John O'Connell and seconded by Paul Messerschmidt. There was no discussion. Roll Call: Ken Roberts – yes, Paul Messerschmidt – yes, CeCe Pattison – yes, Ellsworth Bensley, Jr., – yes, Dolores Blackburn – yes, Eric Olsen – yes, Richard Skewes – yes, John O'Connell – yes, Suzanne Howell – yes. The motion carried.

A-12-14-1, Alma Lane Associates. Extension Request – Minor Subdivision, Block 156 Lots 2, 2.02: A motion to approve was made by John O'Connell and seconded by Ken Roberts. There was no discussion. Roll Call: Ken Roberts – yes, Paul Messerschmidt – yes, CeCe Pattison – yes, Ellsworth Bensley, Jr., – yes, Dolores Blackburn – yes, Eric Olsen – yes, Richard Skewes – yes, John O'Connell – yes, Suzanne Howell – yes. The motion carried.

COMPLETENESS REVIEW: There were no matters scheduled for review.

HEARINGS: There were no matters scheduled.

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

OLD/NEW BUSINESS: Board members continued their review of the 2017 budget and identified priorities. Following discussion, the Board confirmed their agreement to phase the RT. 206 Redevelopment Agenda by limiting it to the preparation of the Redevelopment Study and Redevelopment Plan in 2017. Further, the Board agreed that a 2017 Ordinance Review budget line of \$15,000 would enable the Board to promote responsible development by reviewing problematic ordinances. Board members acknowledged that a change to one section of the ordinance could trigger changes in other sections. Board members prioritized the following issues as being in critical need of review: the prohibition against drive-thru uses, the well-testing requirements, and the steep slope ordinance. Board members also reviewed the comments of Zoning Officer Suljic outlined in his memo dated September 26, 2016. With reference to outdoor wood boilers, Board members agreed that regulation of the boilers verses a ban would be preferred. The stated they would like to discuss the matter further and have an opportunity to review sample ordinances. The Board also discussed permitted uses. Board members stated they would like to discuss the matter further opining it may not be desirable to limit the number of uses on a parcel if the property could support them.

Liaison Reports — Open Space Committee, Township Committee, Environmental Commission, Sustainable Andover:

- Open Space Committee — Suzanne Howell reported that the committee is reviewing options for the removal of invasive species at the Lake Iliff access. She stated the committee is considering hiring a firm to do the work.
- Township Committee — Dolores Blackburn stated she had nothing new to report.
- Environmental Commission — Eric Olsen stated the commission is securing information on a distressed property. Dolores Blackburn stated the Township Committee is reviewing options.
- Sustainable Andover — Eric Olsen stated the Midwinter Farmer's Market is scheduled to take place on February 19, 2016.

Board members discussed November's calendar. A motion to cancel the November 1, 2016 meeting was made by John O'Connell and seconded by Ellsworth Bensley, Jr. All were in favor. The motion carried.

VOUCHERS: There were no vouchers scheduled for review.

ADJOURNMENT: Having no further business, a motion to adjourn was made by John O'Connell and seconded by Ellsworth Bensley, Jr. All were in favor. The meeting concluded at 9:00 p.m.

Minutes respectfully submitted by:

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