

December 5, 2006

The regular meeting of the Andover Township Land Use Board was called to order at 7:30 p.m. on Tuesday, December 5, 2006 by the Chairman Stan Christodlous.

Present: Members	Gail Phoebus, Class I Gerald Huelbig, Class II Robert Webster, Class III Diana Boyce Stan Christodlous Michael Crane Lois deVries Suzanne Howell
Secretary	Mary Spector
Absent:	Michael Lensak

FLAG SALUTE - RULES - OPEN PUBLIC MEETINGS ACT

MICHAEL CARRARA – Block 143, Lot 16, R-0.5A zone, Vivian Plaza and Bernard Dr., “c” variance for retaining wall over 4 ft. in front yard. The Chairman announced that this application will not be heard because the Board Attorney has stated the Board does not have jurisdiction in this case. The retaining wall in question is on the Township right-of-way and the applicant must go to the Township Committee for permission to keep it there.

OPEN TO THE PUBLIC – The Chairman opened the meeting to the public for discussion of items not on the agenda. There were no comments from the public.

MINUTES - November 21, 2006. A motion was made by deVries, seconded by Howell, to approve the minutes as distributed. In favor: Crane, Howell, Phoebus, Webster, deVries, Boyce, Christodlous. Opposed: None. Abstained: Huelbig. Motion carried.

CHESSIE ASSOCIATES – Bl. 159, Lot 1, HC zone, Route 206, preliminary and final site plan for garage/storage facility. A motion was made by deVries, seconded by Phoebus, to adopt the resolution memorializing the approval of this application. In favor: Crane, Howell, Phoebus, Webster, deVries, Boyce, Christodlous. Opposed: None. Motion carried.

NEW BUSINESS – Webster brought up a concern about how to handle review of the vouchers. He stated it is distracting to pass them around for Board members to look at during a meeting. He suggested a summary be prepared and circulated to the Board of the substance of vouchers not pertaining to escrow accounts. He noted this can be done as part of Schedule A on the agenda which is distributed a week before the meeting. If someone has a question or wants more information they can go to the office and look at the vouchers there or come early the night of the meeting. Crane suggested having a subcommittee or someone appointed to keep track of expenditures during the year. Christodlous reviewed the budget figures submitted for next year. He noted there has been a suggestion from the professionals that the Township adopt one single

land use ordinance. The attorneys thought this measure would be easier to defend and there would be fewer law suits.

Christodlous reopened the meeting to the public. Mr. Massaro asked if the Board needs more members as he knew of someone who is interested.

VOUCHERS - See Schedule A. A motion was made by Phoebus, seconded by Crane, to approve the vouchers submitted. All in favor. Motion carried.

MATERIAL RECEIVED, GENERAL INFORMATION - See Schedule A.

RESOLUTIONS – Resolutions adopted during this meeting are made a part of these minutes by referral to the specific file.

ADJOURNMENT - Time 7:55 p.m. A motion was made by Howell, seconded by Phoebus, to adjourn. All in favor. Carried unanimously.

Respectfully submitted,

Stan Christodlous, Chairman

Mary Spector, Secretary