

MINUTES
Andover Township Land Use Board

July 15, 2008

The regular meeting of the Andover Township Land Use Board was called to order at 7:30 p.m. on Tuesday, July 15, 2008 by the Chairman Stan Christodlous.

Present: Members Gail Phoebus, Class I
Lois deVries, Class II
Stan Christodlous
Suzanne Howell
Michael Lensak
CeCe Pattison
Diana Boyce
Ron Raffino, Alt.
Absent: Bob Smith, Class III
Gerald Huelbig
Secretary T. Linda Paolucci
Professionals: Professionals were not present at this meeting

FLAG SALUTE - RULES - OPEN PUBLIC MEETINGS ACT

OPEN TO THE PUBLIC – The Chairman opened the meeting to the public. Diane Gillespie of 115 Andover-Mohawk Road, Andover, NJ from the public spoke regarding the Constraints Ordinance that is on the agenda for this evening. Gillespie stated that after reviewing the Master Plan and its amendments she feels that everything that was recommended in the Master Plan documents is being addressed by the proposed Constraints Ordinance.

RESOLUTION - An Ordinance of the Township of Andover, County of Sussex, and State of New Jersey To Amend Chapter 190, “Zoning,” §190-4 “Definitions” and §190-34 “Tables”; and Chapter 131, “Site Plan Review,” §131-3 “Definitions:” §131-6 “Performance Standards,” §131-8 “Preliminary Approval, Site Plan Details”; and Chapter 131, Article IV “Environmental Impact Statement,” “§131-11, 131-12, 131-13; And Chapter 159, “Subdivision of Land,” §159-6 “Minor Subdivision Plat,” §159-7 Major Subdivision Plat,” §159-11 “Preliminary Plat,” §159-20 “Lots”; and Chapter 74, “Land Use Procedures,” §74-37 “Complete Application , Decisions,” Of the Revised Ordinances of the Township of Andover, Regarding Requirements Pertaining to Environmental Impact Statements and Resource Conservation Calculations.

Raffino asked the question on how this resolution, if approved, would affect the homeowners. Christodlous answered that this resolution would only affect minor and major subdivisions.

Motion was made by DeVries, seconded by Lensak to approve the Resolution to find the Constraints Ordinance Consistent with the Master Plan. Approved by: Pattison, Howell, DeVries, Lensak, Raffino, Christodlous. Abstained: Phoebus and Boyce. Opposed: None. Motion carried.

MINUTES –January 29, 2008. A motion was made by Pattison, seconded by Howell to approve the minutes. All in favor: Aye. Opposed: None. Motion carried.

MINUTES –June 17, 2008. A motion was made by Howell, seconded by Pattison to approve the minutes. All in favor: Aye. Opposed: None. Motion carried.

OLD/NEW BUSINESS – Phoebus gave the Board members an update on the requirements of the Council on Affordable Housing situation in Andover Township. Phoebus mentioned that there has been much work done to find a solution to the COAH situation and the Town is very close to solving Round I and Round II without having to build any marketable units in the township. The property that the town has been working on is the stone building that is part of the “Abbey” property. She continued that the township is working along with the Abbey on the final phases of the contract being signed that will give the township a lease agreement for the next forty years. She informed the Board that a non-profit group called “Homeless Solutions” wants to partner up with the township to work on this project. Phoebus stated that the governing body of the Township Committee approved having an architect design the units that will be in the building which will consist of a mixed use of one, two and three bedrooms of twenty-one units. She stated that the building behind the stone building would be able to hold approximately fourteen units. Phoebus said that the town will get, with the bonuses allowed, etc., forty-seven units, which is Round I and Round II requirements on one site on that project. She continued that although she was lead to believe that the agreement could be signed off on by someone here in the states, this is not the case and it will have to be sent to Korea for signatures. Boyce had questions regarding obtaining the signatures by the December 2008 deadline for COAH compliance and Phoebus answered that Semrau, Esq. is working on trying to get this done as soon as possible. There was further discussion regarding the meeting of Rounds I and II requirements and the fact that Round III requirements will not need to be met until the year 2018, which is round is based on potential growth.

VOUCHERS - See Schedule A. Motion was made for approval. A motion was made by Phoebus, seconded by Pattison to approve the vouchers submitted. All in favor: Aye. Opposed: None. Motion carried.

MATERIAL RECEIVED, GENERAL INFORMATION - See Schedule A.

ADJOURNMENT - Time 8:02 p.m. A motion was made by Lensak, seconded by Pattison, to adjourn. All in favor. Opposed: None. Motion carried.

Respectfully submitted,

Stan Christodlous, Chairman

T. Linda Paolucci, Secretary