

April 22, 2009

The regular meeting of the Andover Township Land Use Board was called to order at 7:30 p.m. on Wednesday, April 22, 2009 by the Chairman, Stan Christodlous.

Present: Members Suzanne Howell
 Gerald Huelbig
 Bob Smith, Class I
 Lois deVries, Class II
 Michael Lensak (late arrival)
 Stan Christodlous
 Ellsworth Bensley, Alternate

Secretary: T. Linda Paolucci

Absent: Gail Phoebus, Class III
 CeCe Pattison
 Diana Boyce
 Ellsworth Bensley, Alternate

FLAG SALUTE - RULES - OPEN PUBLIC MEETINGS ACT

OPEN TO THE PUBLIC – The Chairman opened the meeting to the public and read the rules of the act. Public session was closed as no one from the public came forward.

JCP&L – Amended Preliminary & Final Site Plan, Block 60, Lot 5.01, completeness review. Carried to May 5th, 2009.

SUSSEX & WARREN HOLDINGS (MULFORD ROAD) Coah Site Plan, Block 117, Lot 33. Carried to May 5th, 2009.

ALMA LANE LLC, Block 156, Lots 1, 2 & 2.02 (Subdivision) Block 156, Lot 2.02 (Preliminary & Final Site Plan) – Completeness Review.

Jeff Carreaga, P.E. of Carreaga Engineering Associates of Budd Lake, New Jersey stated that he is representing the applicant. He stated that he received a completeness review from Golden which recommends that the preliminary and final site plan be deemed incomplete. Careaga summarized the application and stated that he was before the Board in February, however the application was withdrawn, as the applicant needed to provide one of the lots with Coah Housing and they are resubmitting the application as a combined application. He stated that the full set of plans given to the Board for review now includes both the COAH lot as a preliminary and final site plan application and the major subdivision preliminary subdivision application. Careaga stated that he was confused as he was first asked to combine the applications and now are being asked to separate them out and asked Golden to explain the need for separating the application out into two different plans rather than combining them. Golden explained the reasoning and stated that the subdivision plans typically show a site plan for the road configuration, approximate grading, etc. and the applicant has put the affordable housing

site plan in with the plan for the individual lots and for the individual structures. He continued that the site plan that is going for preliminary and final should stand alone with its own signature sheets and its own information. He continued that the Board had previously granted waivers for scale, etc. for the overall subdivision, however, by putting it in on the same scale, which is a small scale, makes it difficult to read the details of the site plan. Therefore, Golden's suggested that the engineer for the applicant should either create separate sheets for the site plan or to have two separate plans that can be heard together. Golden stated that the subdivision plan is for "preliminary" only and there is an opportunity that that plan can be changing and undergo some sort of migration. Whereas, if the final portion of the affordable housing was approved, the final subdivision would be moving forward on its own and would be wise to have the signature blocks, etc. on each, therefore, the need for a separate site plan drawing would be wise for the COAH site plan. Golden and Stern concurred that the COAH site plan needs further detailing and needs to be more specific for the site plan, and that the timing and development would be different, therefore the need for the separate set of plans and applications. There was further discussion with regard to adding sheets to the plans already submitted, however, the Board professionals all agreed that there should be separate sets of plans for the preliminary subdivision and the site plan for the Board, Engineer and Secretary to sign off on two separate sets of plans, one for the preliminary subdivision and one set for the COAH site plan. Careaga agreed to work with Golden in order submit the necessary documents.

Motion was made by deVries, second by Smith to find application incomplete

Discussion was opened again in accordance with the applicant's request discuss the aquifer testing and conditions of approval and waivers with regard to the application.

In favor of motion to find application incomplete: Howell, Huelbig, Smith, DeVries, Bensley, Lensak, Christodlous. Motion carried.

DELLAGIACOMA, Block 71, Lot 2.04, "c" variance – completeness review.

Mr. Dellagiacom introduced himself to the Board and stated that the information given to the Board is with regard to his front stoop that needs to be fixed. Golden went over the information that can be waived for "completeness" only and the necessary information that still needs to be on the plans. He continued that one of the items to be considered is the future widening of the road by the Count of 8 ½ feet and this may have to be considered for the front set back and his opinion he believes it has to be considered.

Motion was made to find the application incomplete by Lensak, second by Howell. In favor: Howell, Huelbig, Lensak, Smith, DeVries, Bensley, Christodlous. Opposed: None. Motion carried.

ORDINANCE – AMENDMENT OF ORDINANCE #2005-7 – DEVELOPMENT FEE ORDINANCE – Revised developer fee ordinance (for affordable housing) as revised by Chuck McGroarty. Recommendation for introduction for adoption to the Township Committee.

Motion to forward Ordinance #2005-7 to Township Committee for introduction by Howell, second by Smith. In favor: Howell, Huelbig, Lensak, Smith, DeVries, Bensley, Christodlous. Opposed: None. Motion carried.

**RESOLUTION FOR CONSISTENCY WITH MASTER PLAN –
ORDINANCE #2009-15 – "PRIVATE HOUSING OF EQUINE ANIMALS"**

Motion to find Ordinance consistent with our Master Plan by DeVries, second by Howell. In favor: Howell, Huelbig, Lensak, Smith, DeVries, Bensley, Christodlous. Opposed: None. Motion carried.

OLD/NEW BUSINESS – Christodlous stated that he would like to see what can be done to make applications for certain types of residential applications being simplified. Golden made recommendations as to checklist requirements and escrows for such applications. Christodlous agreed that the applicant for such applications can put “N/A” for certain requirements and that Golden in such circumstances be the only professional necessary to report to the Board. Stern agreed that he can make comments, if necessary, at the hearing.

The Board was in agreement that for such minor projects as this, Golden will do a completion narrative and give his recommendations to the Board at the completeness review and hearing and Stern can make his recommendations the night of the hearing.

MINUTES – March 17, 2009. Motion was made to approve the minutes by Smith, second by DeVries. All in favor: Aye. Opposed: None. Motion carried.

MINUTES – April 7, 2009. Motion was made to approve the minutes by Smith, second by Howell. All in favor: Aye. Opposed: None. Motion carried.

VOUCHERS - See Schedule A. A motion was made by Huelbig, second by Howell to approve the vouchers submitted. All in favor: Howell, Huelbig, Lensak, Smith (approved all except recused from Account No. 717-284), DeVries, Bensley, Christodlous. Opposed: None. Motion carried.

MATERIAL RECEIVED, GENERAL INFORMATION - See Schedule A.

ADJOURNMENT – At 8:32 p.m. Motion was made by Lensak, seconded by Howell to adjourn. All in favor. Carried unanimously.

Respectfully submitted,

Stan Christodlous, Chairman

T. Linda Paolucci, Board Secretary