

May 19, 2009

The regular meeting of the Andover Township Land Use Board was called to order at 7:30 p.m. on Tuesday, June 10, 2009 by the Chairman, Stan Christodlous.

Present: Members CeCePattison
 Suzanne Howell
 Gerald Huelbig
 Gail Phoebus, Class III
 Bob Smith, Class I
 Lois deVries, Class II
 Diana Boyce
 Ellsworth Bensley, Alternate
 Stan Christodlous, Chairman

Secretary: T. Linda Paolucci

Members Absent: None

Professional: Joseph Golden, P.E.

Professionals Absent: Thomas Germinario, Esq.
 Russell Stern, P.P.

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.

SUSSEX & WARREN (Mulford Road – COAH units) – Block 117, Lot 33, Preliminary Major Site Plan. Applicant requested to be carried to June 10th meeting.

JCP&L – Block 60, Lot 5.01 – Applicant requested to be carried to June 16th meeting.

WAWA – Block 158, Lot 6 – Applicant requested to be carried to June 16th meeting.

ALMA LANE – Block 156, Lot 2.02, Site Plan for COAH Housing – Completeness Review.

Golden commented that this is a completeness only hearing for the site plan part of the Alma Lane project, the site plan associated with the COAH housing units that are proposed in conjunction with the subdivision, which will now be a 9 lot subdivision. He continued that the applicant proposes to increase the size of the lot, existing Lot 2.02, to be of sufficient size to be a conforming lot within the zone. Golden stated that an independent set of plans, along with all of the items requested have been provided by the applicant. What remains to be discussed with regard to the plans is handicap accessibility which is in conjunction with the architectural and the site plan.

As far as the final site plan items, engineer's estimate and some of the final items as identified in *Item 3* of Golden's report would be waivers for completeness only. Golden stated that the plans are in order and ready to be reviewed.

The engineer for the applicant stated that the question regarding the handicap accessibility will be satisfied by the architect's testimony during the actual hearing.

Smith had a question with regard to Golden's report and asked that he explain *Item 2 under completeness, Checklist no. 6*. Golden explained that one of the items required is a performance bond which is a bond that is put up to ensure that all of the site improvements are completed, which would normally not be put up by the applicant until they receive their approval. This would be a condition on a resolution stating that once approved, with or without modifications, the engineer will do an estimate on what it would take to do the curbing, sidewalk, paving, landscaping and that would be bonded for final approval.

With no other comments from the Board, motion was made to find the application complete by Smith, second by DeVries. In favor: Pattison, Howell, Huelbig, Phoebus, Smith, Lensak, DeVries, Boyce, Christodlous. Opposed: None. Motion carried.

OLD/NEW BUSINESS –

Golden brought up a question with regard to our new lot line adjustment ordinance and how he is to handle the situation of an existing non-conforming lot that has a hardship situation. There was discussion amongst the Board and it was decided that Golden should make the determination on this situation.

VOUCHERS - See Schedule A. A motion was made by Howell, second by Pattison to approve the vouchers submitted. All in favor: Carried unanimously.

MATERIAL RECEIVED, GENERAL INFORMATION - See Schedule A.

ADJOURNMENT – At 7:50 p.m. Motion was made by Howell, seconded by Pattison to adjourn. All in favor. Carried unanimously.

Respectfully submitted,

Stan Christodlous, Chairman

T. Linda Paolucci, Board Secretary