

**MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD  
FEBRUARY 17, 2015**

**OPEN MEETING:** Chairman Howell called the meeting to order at 7:30 p.m.

**FLAG SALUTE:** Chairman Howell led the flag salute.

**ROLL CALL:**

Ken Roberts – Absent  
Vincent DeLuca – Present  
Rick Melfi, Vice Chairman – Present  
CeCe Pattison – Absent  
Christine Kretzmer – Absent  
Dolores Blackburn – Absent  
Wayne Grenewicz – Present @ 7:40 p.m.  
John O'Connell – Present  
Suzanne Howell, Chairman – Present  
Paul Messerschmidt, Alternate 1 – Present  
Richard Skewes, Alternate 2 – Present

**PROFESSIONALS PRESENT:** Richard Brigliadoro, Esq., and Joseph R. Golden, P.E., P.P., C.M.E.

**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. The rules are generally as stated on the agenda.

**RULES:** Chairman Howell read the following rules: No new cases after 9:30 p.m. or testimony after 10:00 p.m. Comments from each member of the public are limited to 5 minutes during the public portion of the meeting. Transcript requests are to be in writing with check for 100% of costs. Material for the meeting is to be filed fourteen days before the next meeting once it has been heard for completeness. Individuals or members of a partnership must be present at the meeting or be represented by an attorney. Testimony is under oath. False testimony constitutes perjury.

**MINUTES:** A motion to approve the *Minutes of the Andover Township Land Use Board Meeting Held February 3, 2015* was made by John O'Connell and seconded by Rick Melfi. There was no discussion. Roll Call: Rick Melfi – yes, John O'Connell – yes, Paul Messerschmidt – yes, Richard Skewes – yes, Suzanne Howell – yes. The motion carried.

**RESOLUTIONS:** There were no resolutions scheduled for review.

**COMPLETENESS REVIEW:** There were no matters scheduled for completeness.

**HEARING:** There were no hearings scheduled.

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

**OLD/NEW BUSINESS:** Ordinance Referral pursuant to N.J.S.A. 40:55D —  
ORDINANCE NO. - 2015, AN ORDINANCE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY TO AMEND THE TOWNSHIP CODE BY AMENDING CHAPTER 190 “ZONING,” ARTICLE V “USE AND BULK REGULATIONS,” SECTION 190-38, “MOUNTY LAUREL ZONE” TO CLARIFY PERMITTED USES WITHIN THE MOUNT LAUREL ZONE

Richard Briigliodoro, Esq., reviewed the ordinance adoption and ordinance referral process. Board members reviewed the ordinance as proposed, considered the amendments, and questioned if changing the ordinance would compromise the master plan housing element and fair share plan. Richard Briigliodoro, Esq., reviewed the Township’s affordable housing obligation and substantive certification document. Following discussion, a motion to obtain a cost estimate for planner’s services relative to the master plan consistency determination was made by Paul Messerschmidt and seconded by John O’Connell. Roll Call: Vincent DeLuca – yes, Rick Melfi – no, Wayne Grenewicz – yes, John O’Connell – yes, Paul Messerschmidt – yes, Richard Skewes – no, Suzanne Howell – yes. The motion carried.

Board members discussed strategy to prepare the referral report. A motion to request an extension of the statutory 35-day ordinance review period to 4/13/15 was made by John O’Connell and seconded by Paul Messerschmidt. Roll Call: Vincent DeLuca – yes, Rick Melfi – no, Wayne Grenewicz – no, John O’Connell – yes, Paul Messerschmidt – yes, Richard Skewes – no, Suzanne Howell – yes. The motion carried.

**VOUCHERS:** There were no vouchers scheduled for review.

**UPCOMING MEETINGS:** Chairman Howell confirmed the March 3, 2015 and March 17, 2015 hearing dates.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by John O’Connell and seconded by Paul Messerschmidt. All were in favor. The meeting adjourned at 8:30 p.m.

Minutes respectfully submitted by:

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