

**ANDOVER TOWNSHIP LAND USE BOARD  
ANDOVER MUNICIPAL BUILDING  
134 Newton-Sparta Road, Newton, NJ 07860  
MINUTES  
January 5, 2021  
7:30 p.m.**

**CALL TO ORDER:**

Mr. Messerschmidt called the meeting to order at 7:57 p.m. and led the Board in a flag salute.

**FLAG SALUTE:**

Mr. Messerschmidt read the following into the record:

**OPEN PUBLIC MEETINGS ACT NOTICE:** 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. No new testimony will be taken after 10:30pm.

**ROLL CALL:**

Suzanne Howell – Present  
John O’Connell – Present  
CeCe Pattison – Present  
Richard Skewes – Present  
Steven Kepreos – Present  
Eric Karr - Excused  
Paul Messerschmidt – Present

**ALSO PRESENT:**

Richard Brigliadoro, Esq.  
Cory Stoner, PE

**MINUTES:** December 1, 2020

A motion to approve the minutes with the noted correction was made by Ms. Howell and seconded by Mr. Kepreos. Roll Call: Suzanne Howell – yes, CeCe Pattison – yes, Steven Kepreos – yes, Paul Messerschmidt – yes. Motion passed.

**RESOLUTIONS:** None.

**COMPLETENESS REVIEWS:** None.

**HEARINGS:** None.

**PUBLIC PORTION:**

Mr. Joseph Ordile of 7 Victoria Pines Lane, Andover asked about the correspondence to which Mr. Messerschmidt said he will read through it later in the meeting. Mr. Ordile also noted that Mr. Tolerico and Mr. Olsen will need to be reappointed for the year 2021.

**ORDINANCES:** None.

**VOUCHERS:**

Weiner Law Group	Legal	\$480.00	
Vogel, Chait, Collins & Schneider	Escrow – BHT Properties Group	\$184.00	
Harold Pellow & Assoc.	Engineering	\$390.00	
Harold Pellow & Assoc.	Escrow – BHT Properties Group	\$1,019.00	
Harold Pellow & Assoc.	Escrow – Suez Water	\$101.20	

A motion to pay the vouchers as presented was made by Mr. O’Connell and seconded by Ms. Howell. Roll Call: Suzanne Howell – yes, John O’Connell – yes, CeCe Pattison – yes, Richard Skewes – yes, Steven Kepreos – yes, Paul Messerschmidt - yes. Motion passed.

**OLD BUSINESS:**

- 1.) Food Truck Ordinance
- 2.) Cannabis Ordinance

Mr. Messerschmidt asked the Board to read through the Food Truck and Cannabis ordinances so the Board is prepared to discuss it at the next meeting.

**NEW BUSINESS:**

Ms. Howell asked why the Board was continuing with live meetings. There was a lengthy discussion on holding meetings as a hybrid or totally remotely. Mr. Briigliodoro said he has language he can send the Board Secretary for a proper and legal notice. There was a discussion on allowing Board members and the public to call in to a meeting. Mr. Messerschmidt suggested the Board hold all meeting at The Barn unless there is a hearing then it would be held remotely. Ms. McGovern felt that would involve someone having to set up the meeting and then go back and break it down and clean the room. Mr. Briigliodoro said all of his other Board meetings are being held remotely and everyone seems to like them. The Board agreed to hold all of the 2021 Land Use Board meeting remotely until further notice.

A motion to amend the meeting notice resolution with language to hold the remainder of the 2021 Land use Board meeting remotely until the Board can resume live meetings was made by Ms. Howell and was seconded by Mr. O’Connell. Roll Call: Suzanne Howell – yes, John O’Connell – yes, CeCe Pattison – yes, Richard Skewes – yes, Steven Kepreos – no, Paul Messerschmidt - yes. Motion passed.

Mr. O’Connell noted the Abbey property went up for sale.

Ms. Howell asked for an update on the Pace Glass property. Mr. Stoner said nothing has been happening. He said there is a new owner and they have not moved forward on the project since taking ownership.

**LIAISON REPORTS:**

***Township Committee***

Ms. McGovern said the Township Committee is interested in adopting a cannabis ordinance however had concerns with odor. She said the Township Committee also is considering a food

truck ordinance however they do not want the trucks to take away from the brick-and-mortar restaurants.

***Environmental Commission***

Ms. Howell said they have not met and have nothing to report.

***Sustainable Andover***

Mr. Olsen said they have not met and has nothing to report except the Buy Local Guide is complete.

***Redevelopment Sub-Committee***

Mr. Messerschmidt said they have nothing to report.

**UPCOMING MEETINGS:** January 19, 2021, February 2, 2021

**CORRESPONDENCE:**

- 1.) From: Mr. William Haggerty, Esq  
Re: BHT Properties Group Application

Mr. Briigliodoro stepped down from the Board for discussion on this piece of correspondence.

Mr. Messerschmidt read the letter to the Board. There was a discussion on where the meeting will be held.

Mr. Briigliodoro returned to the Board.

- 2.) From: Suzanne Kilbourn  
Re: Wetlands Permit for 2 Davis Terrace for Septic Repair

Mr. Messerschmidt read the correspondence to the Board.

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Mr. O'Connell. It was seconded by Ms. Howell and passed with everyone saying aye.

Respectfully submitted,

Stephanie Pizzulo  
Land Use Administrator