

**ANDOVER TOWNSHIP LAND USE BOARD  
ANDOVER MUNICIPAL BUILDING  
134 Newton-Sparta Road, Newton, NJ 07860  
MINUTES  
April 6, 2021  
7:30 p.m.**

You are invited to a Zoom webinar.  
When: Apr 6, 2021 07:30 PM Eastern Time (US and Canada)

Please download and import the following iCalendar (.ics) files to your calendar system.  
Daily: [https://zoom.us/webinar/tJAuceutrDMsHtX9780oXq8KKquqFN1H8VGq/ics?icsToken=98tyKuCsRT0oH9adth2GRoWIA4\\_oa-zplxgdgrdlxUi9Uy9rc1vdHfNXI5RRQfCI](https://zoom.us/webinar/tJAuceutrDMsHtX9780oXq8KKquqFN1H8VGq/ics?icsToken=98tyKuCsRT0oH9adth2GRoWIA4_oa-zplxgdgrdlxUi9Uy9rc1vdHfNXI5RRQfCI)  
Topic: Andover Land Use Board Meeting

Please click the link below to join the webinar:  
<https://zoom.us/j/94362528641?pwd=c09lNzNKVGdUcG1pY01ZWVcwcFlwQT09>  
Passcode: 939130  
Or One tap mobile :  
US: +13126266799,,94362528641#,,,,\*939130# or +19292056099,,94362528641#,,,,\*939130#  
Or Telephone:  
Dial(for higher quality, dial a number based on your current location):  
US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900  
6833 or +1 253 215 8782  
Webinar ID: 943 6252 8641  
Passcode: 939130  
International numbers available: <https://zoom.us/u/avhF58Ztx>

**CALL TO ORDER:**

Mr. Messerschmidt called the meeting to order at 7:30 pm.

**FLAG SALUTE:**

Mr. Messerschmidt led the Board in a 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. Adequate and electronic notice to the meeting has been provided.

**ROLL CALL:**

Janis McGovern – Excused  
Eric Olsen – Present  
John Carafello - Present  
Suzanne Howell – Excused  
John O’Connell – Present  
CeCe Pattison – Present

Richard Skewes – Present  
Steven Kepreos – Present  
Joseph Ordile – Present  
Joseph Tolerico - Present  
Eric Karr - Present  
Paul Messerschmidt – Present

**ALSO PRESENT:**

Richard Brigliadoro, Esq.  
Cory Stoner, PE

Mr. Messerschmidt advised the public that the BHT Properties application would not be proceeding at this meeting. The applicant had provided correspondence regarding the application that the Board did not have time to fully review.

**MINUTES:** March 16, 2021

A motion to approve the minutes with the noted corrections was made by Ms. Pattison and seconded by Mr. Ordile. Roll Call: Eric Olsen – yes, John Carafello – yes, CeCe Pattison – yes, Joseph Ordile – yes, Steven Kepreos – yes, Joseph Tolerico – yes, Eric Karr – yes, Paul Messerschmidt – yes. Motion Passed.

**RESOLUTIONS:** None.

**COMPLETENESS REVIEWS:** None.

**HEARINGS:** None.

**PUBLIC PORTION:**

Mr. Messerschmidt opened the meeting to the public.

Mr. Brian Dowling of Westview Terrace, Andover advised the Board the traffic study for the BHT Properties application, which was, uploaded to the Township website, was corrupt and would not open for viewing. The Board Secretary said she would have the website designer fix it.

The Board Secretary said there were no other members of the public with their hands raised. The Board Secretary opened the meeting for those members of the public who were on the phone.

With nobody else from the public coming forward, the meeting was closed to the public.

**ORDINANCES:** None.

**VOUCHERS:** None.

**OLD BUSINESS:**

Mr. Ordile asked for clarification on the hearing date in the matter of Richard Jump. Mr. Messerschmidt said it was carried to April 20, 2021 for the hearing.

Mr. Ordile asked Mr. Stoner if he had checked on the fencing at the Pace Glass site. Mr. Stoner said they did take the fence down because it was a rental and they did not want to continue to pay for it. Mr. Stoner said the privacy fencing was not a requirement of the approval. Mr. Stoner said the engineer for Pace Glass has gotten back involved and addressed some of Mr. Stoner's concerns.

Mr. O'Connell asked Mr. Stoner for an update on the dump truck activity behind the Abbey. Mr. Stoner said they have a soil erosion permit and they are leveling off an area for Christmas trees.

Mr. Olsen asked Mr. Stoner for the status of the PITFOA application. The application was approved prior to Mr. Stoner joining the Board. Mr. Stoner said he has done a few inspections at the site however; he has not been there in a while. He will check into this and get back to the Board.

**NEW BUSINESS:** None.

### **LIAISON REPORTS:**

#### ***Township Committee:***

Mr. Carafello said the Township Attorney has refined the food truck ordinance and the cannabis ordinance is moving forward. Mr. Carafello said the Township budget is waiting on the school budget. Mr. Ordile said the public hearing for the budget was scheduled for May 6, 2021.

#### ***Environmental Commission:***

Mr. Messerschmidt said Ms. Howell had advised him the Environmental Commission had not met since the Board's last meeting. Mr. Olsen said the request for proposals for the update to the Open Space Plan will end in the coming week and then the Commission will choose someone to prepare their plan update.

#### ***Sustainable Andover:***

Mr. Olsen said they are adding members and they will be submitting an application for certification to Sustainable Jersey. He said they are applying for a small grant from Sustainable Jersey.

Mr. Olsen advised they are looking for a name for the sunflower fest. Mr. Messerschmidt suggested contacting the schools to see if they could have a competition with the kids for naming the sunflower fest.

#### ***Redevelopment Sub-Committee:***

Mr. Ordile said they received a final draft of the redevelopment study, which had been distributed to the Board. There was a discussion on the date for the public hearing and the proper notice. Mr. Brigliadoro explained the notice process to the Board.

#### ***Zoning Map/ Zone Changes Subcommittee:***

The Board Secretary said she was in the process of marking up a second map with the proposed changes. That map would then be distributed to the Board for discussion. Due to the closure of the municipal building for Covid protocol, that map was not completed. Mr. Carafello expressed a concern with changing a section of Newton-Sparta Road. Mr. Messerschmidt said he and Mr. Carafello would look at the area again. Mr. Olsen asked if the maps could be digitized. The Board Secretary said she had received pricing for zoning maps digitization in Lafayette Township and

explained the pricing to the Board. Mr. Stoner said his office could create GIS mapping. He said the tax maps and zoning maps are in need of updating.

**UPCOMING MEETINGS:** April 6, 2021, April 20, 2021

**CORRESPONDENCE:** None.

**ADJOURNMENT:**

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

Respectfully submitted,

Stephanie Pizzulo  
Land Use Administrator