



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Andover Municipal Building
134 Newton-Sparta Road, Newton, NJ 07860

MINUTES
May 4, 2021
7:30 p.m.

You are invited to a Zoom webinar.

When: May 4, 2021 07:30 PM Eastern Time (US and Canada)
May 4, 2021 07:30 PM

Please download and import the following iCalendar (.ics) files to your calendar system.

Daily:

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Topic: Andover Land Use Board Meeting

Please click the link below to join the webinar:

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CALL TO ORDER:

Mr. Messerschmidt called the meeting to order at 7:32 pm.

PLEDGE OF ALLEGIANCE:

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

ALSO PRESENT:

Richard Briigliadoro, Esq.
Cory Stoner, PE

ADMINISTRATIVE ITEMS:

Approval of Minutes: from April 20, 2021

A motion to approve the minutes as presented was made by Mr. Tolerico and seconded by Mr. Ordile. Roll Call: Janis McGovern – yes, Eric Olsen - yes, Suzanne Howell – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Eric Karr – yes, Paul Messerschmidt – yes. Motion passed.

RESOLUTIONS: None.

COMPLETENESS REVIEWS: None.

HEARINGS: None.

ORDINANCES: None.

OLD BUSINESS:

1.) PITFOA – Cory Stoner to provide update on inspection of site

Mr. Stoner gave an update on the progress of the improvements to the Board. He said he drafted a letter to Dr. Galeos, after an inspection of the site. Mr. Stoner said he spoke to Dr. Galeos who told him he had been trying to get his contractor to finish the project for about two years. Mr. Stoner said as soon as Dr. Galeos received his letter, he stopped using the parking lot. Mr. Stoner said there was a second lot owned by Dr. Galeos which was sold to AG Pizza. He felt AG Pizza might use the second parking lot as overflow parking for their restaurant. He said he has no objection to that except they do not have site plan approval. Mr. Stoner is working with the Zoning Officer on this matter.

Mr. Stoner reported Pace Glass will be removing the bails of glass from the site. The County Health Department has received complaints and is requiring the property owner to take them to a landfill. The Health Department said they have been there long enough that they are considered solid waste. Mr. Stoner said he spoke to the attorney for Pace Glass and they will provide Mr. Stoner with receipts of where the glass is being taken to.

Mr. Messerschmidt advised the Board the tank that AG Pizza was to remove has been moved into the vegetation and was not actually removed from the property. There was a discussion on the access from the parking lot of AG Pizza and the PITFOA property.

The Board Secretary noted that Ms. Pattison had joined the Board.

2.) Financial Disclosure Statement Deadline – Extended until June 30, 2021

Mr. Messerschmidt advised the Board they need to file their financial disclosure by June 30, 2021 to avoid a fine.

NEW BUSINESS:

1.) Discussion on new application format

Mr. Messerschmidt said the Board Members should have received an email with sample applications from surrounding towns for the Board to consider. He said the current application being used by the Board does not capture as much information as it should. He asked the Board Members to review the applications and be ready at the next meeting to discuss making changes to the current application. Mr. Olsen felt the application should require a narrative on what the applicant is seeking.

Mr. Olsen felt the instructions for material being provided, such as an Environmental Impact Statement, need clarification. He felt the quality of the documents they are receiving are not adequate. There was a discussion on documents being submitted for completeness. Mr. Stoner said if the applicant submits a document for completeness, the Board does not have to agree with the report and can ask for more information. Mr. Briigliodoro agreed.

LIAISON REPORTS:

Township Committee – Janis McGovern

Ms. McGovern said she did not have anything to report to the Board.

Environmental Commission – Suzanne Howell

Ms. Howell said they have not met since the last Land Use Board meeting however; in the interim, there was a subcommittee meeting to go over the proposals of three different engineering firms interested in working on the Open Space Plan update. The subcommittee will be presenting their recommendation at the next Environmental Commission meeting.

Sustainable Andover – Eric Olsen

Mr. Olsen reported the group has been working on the Sunflower event. He said they have 25 packets of seeds that residents can pick up at the municipal building. He said they are getting local restaurants involved. Mr. Olsen said the town is applying for bronze certification from Sustainable Jersey. He said Mr. Ordile and the Chief of Police have been helping get points for the Township. Mr. Olsen said Sustainable Andover has applied for a grant through Sustainable Jersey to pay for the printing of the Buy Local Guide.

Redevelopment Sub-Committee – Joseph Ordile

Mr. Ordile said the public hearing will be an in-person and remote hearing on June 1, 2021. Mr. Briigliodoro explained the notice process to the Board.

Economic Development Committee – John Carafello

Mr. Carafello was not present to give his report.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

Mr. Messerschmidt shared a color-coded zoning map. Mr. Messerschmidt explained the proposed changes to the Board. Mr. Briigliodoro explained that the changes should be done as part of the Master Plan otherwise all of the property owners in the changed zones will need to be noticed. Mr. Olsen suggested preserved lands be indicated on the map. There was a discussion on changing the zone on the large parcel contiguous with Hampton Township which is currently zoned Industrial. The Board will consider identifying preserved open space and preserved farms.

The Board Secretary suggested the Board start working on the Master Plan. She said the Township Committee will be adopting the 2021 budget in a few days. Mr. Messerschmidt asked for volunteers to form a subcommittee to work on the Master Plan. Mr. Olsen and Mr. Karr volunteered.

VOUCHERS:

Company	Purpose	Amount	How Paid For
Vogal, Chait, Collins & Schneider	BHT Properties Application	\$144.00	Applicant’s Escrow
Harold Pellow & Associates	Guarda Enterprises	\$1,535.51	Applicant’s Escrow
Harold Pellow & Associates	Pace Glass	\$363.75	Applicant’s Escrow
Harold Pellow & Associates	Perona Realty Corp	\$102.75	Applicant’s Escrow
Harold Pellow & Associates	BHT Properties Group	\$1,975.26	Applicant’s Escrow
Harold Pellow & Associates	Perona Amended Site Plan	\$130.00	Applicant’s Escrow

Harold Pellow & Associates	Engineering	\$260.00	Engineering Budget
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A motion to pay the vouchers as presented was made by Ms. Howell and seconded by Mr. Tolerico. Roll Call: Janis McGovern – abstain, Eric Olsen – yes, Suzanne Howell – yes, CeCe Pattison – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Erick Karr – yes, Paul Messerschmidt – yes. Motion passed.

CORRESPONDENCE:

- 1.) From: Mr. Cory L. Stoner, P.E., C.M.E. of Harold E. Pellow & Associates
 To: Dr. Galeos - PITFOA Partnership
 Date: April 21, 2021
 Re: PITFOA Partnership Amended Preliminary/ Final Site Plan

- 2.) From: Ms. Ilana Strickon – Holland & Knight
 Date: April 23, 2021
 Re: Notice of Termination of Purchase by Copart of Connecticut, Inc.

PUBLIC PORTION:

Mr. Messerschmidt read the following into the record.

If a member of the public has a question or comment, please raise your hand and wait to be recognized by the Chairperson to speak. When called, please come to the microphone, state your full name and address and spell your last name for the record. Please refrain from asking questions or making comments about any pending application before the Board as the applicant may not be present for cross examination. The Chairperson has the right to limit the amount of time a person from the public has to ask questions and make comments so all members of the public may have a chance to speak.

The Board Secretary verified that nobody from the public indicated they wanted to speak.

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

UPCOMING MEETINGS: May 18, 2021, June 1, 2021

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator