



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
134 Newton Sparta Road
Andover, NJ 07860
MINUTES
August 3, 2021
7:30 p.m.

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

Mr. Messerschmidt led the Board in a flag salute.

OPEN PUBLIC MEETINGS ACT NOTICE:

Mr. Messerschmidt read the following into the record:

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 notice of this meeting has been provided, with an electronic copy posted on the Andover Township website at www.andovertwp.org.

ROLL CALL:

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

Also Present:

Richard Brigliadoro, Esq.
Thomas Knutelsky, PE

Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: July 20, 2021

Mr. Olsen felt the minutes were too informal since it is a recording of testimony. Mr. Brigliadoro said the minutes are not a verbatim record and should just reflect what went on at the meeting. The Board Secretary went over a few typographical errors.

A motion to approve the minutes with the noted corrections was made by Mr. O'Connell and seconded by Ms. Pattison. Roll Call: Janis McGovern – Abstain, Eric Olsen – yes, Susanne Howell – yes, John O'Connell – yes, CeCe Pattison – yes, Richard Skewes – yes, Joseph Tolerico – yes, Eric Karr – yes, Paul Messerschmidt – yes. Motion passed.

RESOLUTIONS: None.

COMPLETENESS REVIEWS: None.

HEARINGS:

1.) Reinauer, Christian B:1 L:6.04 A21-4

An application for a proposed expansion to an existing detached garage accessory structure which will encroach into the front yard as shown on the submitted plans.

Mr. Brigliadoro swore in Mr. Jason Dunn, PP and Mr. Christian Reinauer.

Mr. Dunn, PP of Dykstra Associates, 11 Lawrence Rd, Andover, NJ gave his qualifications which were accepted by the Board.

Mr. Dunn said the application was deemed complete on July 6, 2021 and with any approval granted by the Board, the applicant agrees to contact the D.E.P. for any wetland permits that may be necessary.

Mr. Dunn presented a copy of the map that was submitted in the application and an architectural plan by AN Design dated May 10, 2021. Mr. Dunn explained the proposed expansion of the garage to the Board. He said the existing structure is 32'X20' with a proposed addition on the easterly side of 12'X32', an addition of the westerly side of 10'X32' and the north addition is proposed at 11'X20'. He said the purposed additions are to store equipment and personal items and keep them out of the weather.

Mr. Dunn presented a color map entitled "Exhibit for Variance" and six photos of the area in question, which was marked and entered as, exhibit A-1.

Mr. Dunn explained the map to the Board. He explained the existing driveway and clarified there is no proposed expansion of the driveway, as the maps that were part of the application had indicated. He said there is no further disturbance to the driveway. Mr. Dunn explained the lot has several rock outcrops and steep slopes with retaining walls and the lot is encumbered by the topography.

Mr. Dunn explained the variance, which is needed because the proposed addition will encroach on the front yard setback. He said the lake is taking up most of the lot. He said the project would not have a visual impact from Forest Lake Drive. He explained photos E and F on Exhibit A-1, which depict the view and said the area between the road and proposed garage is heavily vegetated. He said the neighbors across the street would not be able to see it.

Mr. Reinauer said the additions would be sided with the same material as the rest of the structure. Mr. Dunn said if the project is within the 150-foot wetland buffer, they would need a transition waiver from the D.E.P. to demonstrate it is already developed and they are just building on top of what is already there.

Mr. Knutelsky asked about the windows, which Mr. Reinauer explained to the Board. Mr. Knutelsky asked about the roof to which Mr. Reinauer said it might be a metal roof. Mr. Knutelsky asked if the existing lighting would be modified which Mr. Reinauer said he would just use what is already in place. Mr. Knutelsky asked if any trees will be removed to which Mr. Reinauer said no. Mr. Knutelsky asked if there is a living quarter in the top level of the existing garage to which Mr. Reinauer said no; it is just used for storage.

Mr. Knutelsky asked if the garage would be tied into the existing septic, to which Mr. Reinauer said no.

Mr. O'Connell asked if any of the additions would go over the septic line. Mr. Reinauer said only the shed roof would be over the septic line.

Mr. Messerschmidt asked about the height of the existing garage and if the additions would increase that height to which Mr. Reinauer said no. Mr. Reinauer explained the existing dam on the property. Mr. Messerschmidt asked if there would be any commercial equipment or a home business proposed for the site or if he was proposing renting the space to anyone to which Mr. Reinauer said no.

Ms. Pattison asked how the existing lake is fed. Mr. Reinauer explained it is spring fed and explained the spillway to the Board.

Mr. Knutelsky requested revised plans that depict the rear yard setback in accordance with the filed map as well as any modifications the L.O.I. issued by the D.E.P. would present as a

condition of any approval. Mr. Briadoro went over the requested variance and the conditions.

A motion to approve the variance with the noted conditions was made by Mr. O'Connell and seconded by Ms. Mc Govern. Roll Call: Janis Mc Govern – yes, Eric Olsen – yes, John Carafello – yes, Suzanne Howell – yes, John O'Connell – yes, CeCe Pattison – yes, Richard Skewes – yes, Joseph Ordile – yes, Paul Messerschmidt – yes. Motion passed.

ORDINANCES: None.

OLD BUSINESS: None.

NEW BUSINESS:

Mr. Messerschmidt asked if the new Board Members had signed up for the mandatory class. The Board Secretary reported all three new members have been signed up for a class.

Mr. Messerschmidt said he drafted a survey for Board Members to get ideas on how to improve Board procedures. He will send it to the Board Secretary to distribute to the Board Members.

The Board Secretary advised the Board of old escrow accounts that need to be closed out and the money returned to the applicants. There was a discussion on how to research the old accounts. The Board suggested a checklist to make sure everything is considered before closing out the account.

LIAISON REPORTS:

Township Committee – Janis McGovern

Ms. Mc Govern said the Committee has not met since the last Land Use Board meeting and had nothing to report.

Environmental Commission – Suzanne Howell

Ms. Howell said they have not met since the last Land Use Board meeting however; there will be an upcoming Open Space subcommittee meeting.

Sustainable Andover – Eric Olsen

Mr. Olsen gave an update on the Sunflower Experience and handed out a map of the farms and businesses that are participating.

Economic Development Committee – John Carafello

Mr. Carafello said the town has received some inquiries from a cannabis cultivator. Mr. Carafello said he met with a property owner who attended the Redevelopment Study hearing and is interested in putting up a flex space building.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

Mr. Messerschmidt said the Board Secretary has done some additional work on the proposed recommendations to the zoning map, which will be presented at a later meeting.

VOUCHERS:

Company	Purpose	Amount	Paid By
Harold Pellow & Assoc.	Engineering	\$ 455.00	Engineering Budget
Harold Pellow & Assoc.	Christian Reinauer	\$ 546.25	Applicant's Escrow

A motion to pay the vouchers as presented was made by Ms. Pattison and seconded by Ms. Howell. Roll Call: Janis Mc Govern – yes, Eric Olsen – yes, John Carafello – yes, Suzanne Howell – yes, John O’Connell – yes, CeCe Pattison – yes, Richard Skewes – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Eric Karr – yes, Paul Messerschmidt – yes. Motion passed.

CORRESPONDENCE: None.

PUBLIC PORTION:

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.

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

UPCOMING MEETINGS: August 17, 2021, September 7, 2021

Mr. Messerschmidt advised the August 17th meeting will be held at The Barn.

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