



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Hillside Barn
146 Lake Iliff Road
Andover, NJ 07860
MINUTES
August 17, 2021
7:30 p.m.

CALL TO ORDER:

Ms. Howell called the meeting to order at 7:30pm.

PLEDGE OF ALLEGIANCE:

Ms. Howell led the Board in a flag salute.

OPEN PUBLIC MEETINGS ACT NOTICE:

Ms. Howell read the following into the record:

This is an open public meeting of the Andover Township Land Use Board to be conducted in-person only at the Hillside Barn, located at 146 Lake Iliff Road, Andover, NJ 07860. 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 – Absent
Joseph Ordile – Present
Joseph Tolerico – Present
Eric Karr – Present
Paul Messerschmidt – Excused

Also Present:

John Miller, Esq.

Cory Stoner, PE

Stephanie Pizzulo, Secretary

Ms. Howell made a change to the agenda and addressed the hearings at this time.

Mr. Miller stepped down from the Board for this matter as his firm has a conflict with the application.

HEARINGS:

1.) BHT Properties Group B:151 L:21 A21-2

An application for Preliminary and Final Major Site Plan approval and variances to permit the applicant to demolish all existing structures, regrade the lot and utilize the property for storage of construction vehicles and construction equipment and materials. In addition, the applicant will install a pedestrian walkway, commercial office building and provide all necessary subsurface and surface stormwater facilities and provide other site features. The runway will be maintained and used for access and storage.

Ms. Howell advised everyone present that the hearing for BHT Properties Group would not be heard because they asked to be carried to the September 21, 2021 meeting date. She said the applicant was unable to provide a witness so they asked to carry to the September date.

A motion to carry the hearing to the September 21, 2021 meeting date was made by Mr. O'Connell and seconded by Mr. Skewes. Roll Call: Eric Olsen – yes, John O'Connell – yes, CeCe Pattison – yes, Richard Skewes – yes, Joseph Ordile – no, Joseph Tolerico – yes, Eric Karr – no, Suzanne Howell - yes. Motion passed.

Ms. Howell advised everyone that the next meeting date for the application will be September 21, 2021 with no further notice by the applicant and the meeting will be held at The Barn.

Mr. Miller returned to the Board.

ADMINISTRATIVE ITEMS:

Approval of Minutes: August 3, 2021

A motion to approve the minutes with the noted correction was made by Mr. Tolerico and seconded by Mr. O'Connell. Roll Call: Janis Mc Govern – yes, Eric Olsen – yes, John Carafello – yes, John O'Connell – yes, CeCe Pattison – yes, Richard Skewes – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Eric Karr – yes, Susanne Howell – yes. Motion passed.

RESOLUTIONS:

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

A motion to approve the resolution in the matter of Christian Reinauer with the noted correction was made by Mr. Skewes and seconded by Ms. Pattison. Roll Call: Janis Mc Govern – yes, John Carafello – yes, Richard Skewes – yes, Eric Olsen – yes, Joseph Ordile – yes, CeCe Pattison – yes, John O’Connell – yes, Susanne Howell – yes. Motion passed.

COMPLETENESS REVIEWS: None.

ORDINANCES: None.

OLD BUSINESS: None.

NEW BUSINESS:

Mr. Ordile advised the Board the Master Plan subcommittee had met and he went on to remind the Board of the subcommittee members; John Carafello, Eric Karr, Eric Olsen, Stephanie Pizzulo and himself. He said the subcommittee agreed that they wanted to suggest performing a full Master Plan review. He said they agreed to send out a request for quotes to identify a Planner to assist in the effort. Mr. Ordile asked the Board for approval to send out the bid request. He said the subcommittee also planned to work on a high-level scope and vision. There was a discussion as to if the Board needs Committee approval to send the bid request out. Mr. O’Connell asked if this scope of work was within the budget to which Mr. Ordile said yes. He said there is a specific line-item budget of 15,000.00 and an additional 15,000.00 put in reserve. Mr. Miller suggested the findings of the subcommittee be placed in writing to the Board for a paper trail of the subcommittee’s work. He said bidding does involve the Committee. Mr. Ordile said he will get a report to the Board. There was a discussion on how to move forward with the request for proposals. Mr. Olsen added the subcommittee wanted to do a public outreach as part of the Master Plan.

LIAISON REPORTS:

Township Committee – Janis McGovern

Ms. McGovern said they have not met since the last Land Use meeting and had nothing to report.

Environmental Commission – Suzanne Howell

Ms. Howell said the Environmental Commission had discussed the Open Space Subcommittee’s meeting went over the proposed survey. She said there will be a survey out shortly and an in person meeting with the public proposed for September to discuss what Open Space is doing.

Sustainable Andover – Eric Olsen

Mr. Olsen said they have not met since the last Land Use meeting and had nothing to report. He reminded everyone of the Sunflower Experience.

Economic Development Committee – John Carafello

Mr. Carafello said there are cannabis companies reaching out to Andover.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt
The Board Secretary said they have not met.

VOUCHERS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$ 304.00	Legal Budget
Weiner Law Group	Redevelopment Study	\$ 128.00	Redevelopment Budget
Weiner Law Group	Jump, Richard	\$ 832.00	Applicant’s Escrow
Weiner Law Group	Grenewicz, Wayne	\$ 672.00	Applicant’s Escrow
Weiner Law Group	Reinauer, Christian	\$ 224.00	Applicant’s Escrow
Vogel, Chait, Collins & Schneider	BHT Properties Group	\$1,160.00	Applicant’s Escrow

A motion to pay the vouchers as presented was made by Mr. O’Connell and seconded by Mr. Olsen. Roll Call: Janis McGovern – abstain, Eric Olsen – yes, John Carafello – yes, John O’Connell – yes, CeCe Pattison – yes, Richard Skewes – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Eric Karr – yes, Suzanne Howell – 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.

Ms. Howell opened the meeting to the public.

Ms. Diane Gillespie of 115 Andover Mohawk Rd, Andover, NJ said she use to attend Land Use Board meetings regularly and she understands there are times when paperwork or witnesses are not available. She felt some applicants are taking advantage of the Land Use Board. She felt the Board was being taken advantage of and disrespected by certain applicants.

With nobody else coming forward, Ms. Howell closed the meeting to the public.

UPCOMING MEETINGS: September 7, 2021, September 21, 2021

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Administrator