



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
The Hillside Barn
146 Lake Iliff Road
Andover, NJ 07860
MINUTES
December 21, 2021
7:30 p.m.

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.

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

Also Present:

Cory Stoner, PE

Stephanie Pizzulo, Secretary

Mr. Messerschmidt addressed the hearings before the administrative items because there were public present for the BHT Properties Group matter.

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.

Mr. Messerschmidt said the Board had received an email this afternoon, from the applicant's attorney asking to carry the public hearing to the following month with no further notice to the adjacent property owners. Mr. Messerschmidt advised the hearing will be held at The Hillside Barn, 146 Lake Iliff Road, Andover, NJ at 7:30pm on January 18, 2022. He said the applicant has granted the Board an extension of time for a decision to the end of January 2022. He said the applicant had cited concerns with the number of people in the building and the Omicron variant of Covid. Mr. Messerschmidt addressed a concern of his with the word "acquiescing" to the delay of the hearing in the applicant attorney's email. Mr. Messerschmidt felt that statement as not true. He said the applicant asked the Board if they would carry the hearing. He felt by using the word acquiesce they made it sound like the Board asked the applicant to carry the hearing to next month which was not true. He said the Board was ready to hear the application tonight. He said the applicant asked the hearing be carried.

A motion to carry the hearing for BHT Properties Group to January 18, 2022 with out further notice was made by Mr. O'Connell and seconded by Ms. Howell. Roll Call: Eric Olsen – yes, Suzanne Howell – yes, John O'Connell – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Eric Karr – no, Paul Messerschmidt – yes. Motion carried.

ADMINISTRATIVE ITEMS:

Approval of Minutes: November 30, 2021, December 7, 2021

The Board Secretary went over a few typographical corrections in the November 30, 2021 minutes with the Board.

Mr. Ordile felt a section of the November 30, 2021 minutes did not reflect what Ms. Sainz had said and asked that the Board Secretary relisten to the recording to clarify the sentence. The Board agreed to table the minutes of the November 30, 2021 meeting.

Sustainable Andover – Eric Olsen

Mr. Olsen said they decided not to hold the Winter Market however; may hold one in April. He said they are working on the Buy Fresh Guide which would highlight the local farms and local businesses that source their food locally. He said the Sunflower Fest will take place however; there will be some revisions to the program. He said the Buy Local Guide is being updated. Mr. Olsen said the Kittatinny State Park would be repaving the Lake Areoflex parking area and are currently working on the stormwater issues in the parking area.

Economic Development Committee – John Carafello

Mr. Carafello was not present to give a report.

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

Mr. Messerschmidt had no updates to report.

Redevelopment Subcommittee – Joseph Ordile

Mr. Ordile said the subcommittee met with Jessica Caldwell and went over her draft plan and gave her feedback and changes. Once the revisions are made and acceptable to the subcommittee, it will be presented to the Board.

Master Plan Subcommittee – Joseph Ordile

Mr. Ordile said he updated the proposed RFP with the legal documents sent to him by Mr. Briigliadoro. He said the subcommittee will have to revise the schedule of dates for the RFP.

VOUCHERS:

Company	Purpose	Amount	Paid By
Vogel, Chait, Collins & Schneider	BHT Properties Group	\$840.00	Applicant’s Escrow
Harold Pellow & Associates	Board Work	\$260.00	Engineering Budget
Harold Pellow & Associates	Pace Glass	\$585.00	Applicant’s Escrow

Mr. Ordile asked about the Pace Glass voucher. Mr. Stoner said he had inspected the site and met with their engineer on the cleanup of the site. He said the County Health Department still has a Notice of Violation on the site. He said there is somebody looking at the site for another possible recycling facility.

A motion to approve the bills as presented was made by Ms. Howell and seconded by Mr. Olsen. Roll Call: Eric Olsen – yes, Suzanne Howell – yes, John O’Connell – yes, Joseph Ordile – yes, Joseph Tolerico – yes, Eric Karr – yes, Paul Messerschmidt – yes. Motion carried.

CORRESPONDENCE:

- 1.) Email from Mr. Roger Thomas, Esq
Re: BHT Properties Group – Request to carry the hearing to January 18, 2022.

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 no public present, the meeting was closed to the public.

UPCOMING MEETINGS: January 4, 2022, January 18, 2022

ADJOURNMENT:

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

Respectfully submitted,

Stephanie Pizzulo
Land Use Board Administrator