



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road

MINUTES
April 16, 2024
7:30 p.m.

CALL TO ORDER:

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

PLEDGE OF ALLEGIANCE:

Mr. Messerschmidt led everyone 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 Municipal Building, located at 134 Newton Sparta Rd., 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:

Michael Lensak (Class I)- Excused
Eric Olsen (Class II) – Present
Eric Karr (Class III) – Present
Suzanne Howell (Class IV) – Present
Richard Skewes (Class IV) – Present
Joseph Ordile (Class IV) – Present
Krista Gilchrist (Class IV) – Present
John Carafello (Class IV) - Present
Sean Degan (Alternate) – Excused
Karen Rozek (Alternate) - Present
Paul Messerschmidt (Class IV) – Present

Also Present:

Richard Briigliodoro, Esq.

Cory Stoner, PE
Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: April 2, 2024

A motion to approve the minutes of the April 2, 2024 meeting was made by Mr. Skewes and seconded by Ms. Gilchrist. Roll Call: Eric Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Krista Gilchrist – yes, John Carafello -yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

RESOLUTIONS:

1.) Andrutchuk, Andre B: 124, L: 7 Application # 24-1

A motion to approve the resolution in the matter of Andre Andrutchuk was made by Ms. Howell and seconded by Mr. Skewes. Roll Call: Richard Skewes – yes, Suzanne Howell – yes, John Carafello -yes, Paul Messerschmidt – yes. Motion carried.

COMPLETENESS:

1.) Ringo Properties, LLC B: 158 L: 6 Application # 22-5

The applicant is seeking approval to develop the property for a combination of uses entailing retail, office, warehouse/storage and/or light manufacturing. A use variance is required for the proposed light manufacturing use, which is not permitted in the Highway Commercial Zone. Bulk variances are also required.

Mr. Stoner said the application was deemed incomplete on September 19, 2023 and a new set of plans and documents has been supplied to the Board. He said the Completeness Subcommittee reviewed the plans and his report and determined the application was complete enough to hear. He said the subcommittee did request additional information on the location on wells and septic systems within 500 feet and providing a detailed traffic impact study which Mr. Stoner would need to have ten days prior to their hearing date. Mr. Stoner recommended the application be deemed complete subject to those two items being provided ten days prior to the hearing.

A motion to deem the application complete was made by Mr. Ordile and seconded by Mr. Skewes. Roll Call: Eric Olsen – yes, Erick Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, John Carafello -yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

The Board scheduled a hearing date for June 4, 2024.

HEARINGS: (All submitted materials can be found under the Land Use section on the Township website www.andovertwp.org.)

1.) Seegul, LLC B: 108 L: 4.01 Application # 24-2

The applicant is proposing to remove existing improvements and construct a Redi-mix concrete facility with all associated improvements including an office/maintenance building, plant building, concrete wash settling basin, aggregate storage area, paved drives/parking, sidewalks, a septic, a well, and stormwater management.

Mr. Larry Calli, Esq. was representing the applicant. He said the applicant is the owner of the property and the property is designated as a redevelopment property on 1023 Limecrest Road and is a little more than a 3.5-acre site. He said in 2023 the property was the subject of a redevelopment plan and that plan area is the overlying zoning for the property and the proposed use is an approved use within that zone. He said they are before the Board for a site plan review and ancillary bulk variance relief for steep slope disturbance which were manmade slopes. He said they are not cutting into natural soil areas. Mr. Calli said the existing conditions are commercial and industrial type structures and the proposal is a Redi-mix concrete batch plant. He said there would be office and maintenance structures, ancillary areas, parking areas as well as improved infrastructures such as landscaping, lighting, stormwater controls.

Mr. Briigliodoro swore in Mr. Frank Hunkele, partner and manager of Sparta Redi-mix. Mr. Hunkele said Sparta Redi-mix was established in 1960 as a concrete business in Sparta. He said they purchased it in 2003. He said he is a partner who serves as the real estate owner and designated redeveloper of the site on Limecrest Road. He said they are seeking approval to modernize and enhance their current operation. Mr. Hunkele said they employ about 35 people, mostly concrete truck drivers. He said they have 20 trucks making about three deliveries daily. He said operations typically run from 5:00am to 5:00pm during the week and on Saturdays from 5:00am to 12 noon and Sundays they are closed. Sometimes there is a night job because the DOT may have a road closure and won't allow the road closed during the day. He said the raw materials they use are cement, sand and stone and are delivered during operation hours. The cement is delivered by tractor-trailer and sand and stone comes in by dump truck and is stored in bulk piles on the site. He said they receive about three to five cement deliveries per day and sand and stone are about 10 each per day. He said the concrete truck comes in, gets a ticket and backs into the batch building. All of the batching and loading happens inside of the building. The truck leaves and makes its delivery and does that two to three time per day. At the end of the day the truck is washed out into a concrete liner basin where water is recycled and reused in the batch process. He said chemicals are stored in plastic lined containers inside the batch building in Sea Land containers. These deliveries are by tractor-trailers once a week during peak season. The new facility will allow for modernization and allow for them to use environmentally friendly ingredients. He said they would comply

with DEP regulations on air quality and noise. He said someone driving by would see piles of sand and stone; typically 15 feet high in bins, parked trucks and cement trailers, a maintenance building, and a loader. He explained dust management controls to the Board. They have a dust collector in the batch building which acts as a vacuum. The parking and loading areas have a sweeper running during the operation and they have a water truck. Mr. Hunkele said they have no issues with complaints or violations at their current site. The batch building will have a batch office on the second floor for dispatchers who work the plant. The shop building would have administrative and sales and a DOT office. He said most of the administrative staff are on the road. He said customers do not come to the site. He said there are about 5 to 8 employees on the site.

Mr. Stoner asked if the onsite employees work outside to which Mr. Hunkele said they mostly work inside. He said they have 2-3 dispatchers in the batch building, some quality control employees and administrative employees and sales in the other building. Mechanics and garage help work inside the shop. Mr. Stoner asked why the maintenance building was large. Mr. Hunkele said for storage and maintenance operations and storage of some trucks.

Mr. Stoner asked about the batch process and how it effects the environment. Mr. Hunkele explained the truck loading process. He said the recipe for the mix is computerized, it is dumped into the truck, water is added and the truck leaves. At the end of the day the truck is rinsed down in the concrete lined basin.

Mrs. Rozek asked about fire suppression for the employees in the batch plant and how they would egress the building. Mr. Calli said the Engineer will explain the layout and any fire suppression system would comply with the State requirements.

Mr. Karr asked if the current location is near Limecrest Road in Sparta. Mr. Hunkele explained that the current location is off of Limecrest Road. Mr. Karr asked if the truck traffic that exists today Limecrest Road would be the same. Mr. Hunkele said they are winding down the sand and gravel portion of the business so that truck traffic would go away. Mr. Karr asked how much of the truck traffic would be north on Limecrest. Mr. Hunkele said they make local deliveries so it depends on where the job is. He said the trucks take the most direct route.

Ms. Gilchrist asked if there would be crushed concrete aggregates store onsite. Mr. Hunkele said they currently have crushed concrete at the site in Sparta but don't anticipate having it at the new location.

Mr. Olsen asked about the green practices they are proposing. Mr. Hunkele said the concrete industry is always evolving. He said they use recycling products. He explained currently he cannot use certain products unless they are already blended into the cement. He said with the new site he will have large silo capacity and would be able to keep slag and fly ash as an extra

ingredient. Mr. Olsen asked if they would be doing vehicle maintenance on the property to which Mr. Hunkele said yes. Mr. Olsen asked about fluid spills. Mr. Hunkele said he does not keep trucks more than 7 or 8 years. He said they clean up spills right away. He said they do repairs to tires and breaks. Mr. Olsen asked about noise. Mr. Hunkele explained the truck backs into the building and the product is loaded inside.

Mr. Messerschmidt asked about the amount of sand and gravel trips per day that they currently do. Mr. Hunkele said about 30 or 40 truck trips per day. Mr. Messerschmidt noted that if the sand and gravel is phased out, it will result in less truck trips per day. Mr. Messerschmidt asked if there are any other operations they would be adding or phasing out to which Mr. Hunkele said no. Mr. Messerschmidt asked about the chemicals used in the cement process. Mr. Hunkele said they use accelerators, a water reducer, a corrosion inhibitor and all these chemicals used are used within the industry. Mr. Messerschmidt asked if any are considered hazardous materials to which Mr. Hunkele said no. Mr. Hunkele said they would have 6 to 8 1,000-gallon tanks for the chemical storage which will be inside the batch building. He said they have not had any spills. He explained how the tanks are filled and said they are filled about once a week. Mr. Messerschmidt asked if they color the concrete to which Mr. Hunkele said they use powder form of coloring. Mr. Messerschmidt asked if they would be replacing truck engines. Mr. Hunkele said they would probably be replacing a transmission, clutches, breaks or gaskets. Mr. Messerschmidt asked if they are visited by OSHA to which Mr. Hunkele said no. He said they are currently considered a mine because they are processing raw materials and are governed by Mine Safety and Health Administration (MSHA). He said they would not be governed by MSHA at the new location. He said the licenses they have are from the DEP for air quality and stormwater.

Ms. Howell asked if there was a fuel tank on the site to which Mr. Hunkele said they would have an above ground 5,000-gallon fuel tank. Ms. Howell asked if they would do truck body work to which Mr. Hunkele said minor body work. Ms. Howell asked if they would have a safety manual. Mr. Hunkele said they would have a spill prevention plan on site.

Mr. Ordile asked if they would have crushed concrete on site to which Mr. Hunkele said no. Mr. Ordile asked for clarification on the use of hazardous materials. Mr. Hunkele said he is uncertain. Mr. Ordile asked who would oversee the safety of the site. Mr. Hunkele said currently it is MSHA but it might be OSHA for the new location because of the lack of activity MSHA regulates. Mr. Hunkele said they report to the DEP. Mr. Calli and Mr. Hunkele explained the various inspections and regulatory agencies. Mr. Ordile asked for the differences between the current location and the new location. Mr. Hunkele said the existing site has been there since the 1960's. He said the new facility would be larger, have more silo capacity and they would have office space which they don't currently have. The new operation would be cleaner. Mr. Ordile asked if the existing equipment would be moved to the new site. Mr. Hunkele said they are getting a new plant and silos. He said the cement mixers would be the same. Mr.

Ordile asked if the new facility would allow them to produce more. Mr. Hunkele said it would allow them to be more efficient. Mr. Ordile asked when they would expect to break ground to which Mr. Hunkele said maybe in the fall. Mr. Ordile asked if they would be running both operations. Mr. Hunkele said they would gradually move over. Mr. Ordile asked about the redevelopment agreement with the Township and if there was a timeline established. Mr. Calli said they are typically 18 months from the time of permitting. Mr. Ordile asked if there was discussion about a PILOT program. Mr. Brigliadoro said that was not relevant.

Mr. Ordile asked if the project would be built in one phase to which Mr. Calli said it is a one phase project. Mr. Ordile asked about the number of silos. Mr. Calli said the plan shows three. Mr. Ordile questioned why the minimum lot size for a concrete batch plant is 20 acres and the proposed lot is just under 4 acres. Mr. Calli said the redevelopment plan establishes the lot area required for the redevelopment. There was a lengthy discussion on the required lot size.

Mr. Ordile asked about the hours of operation. Mr. Ordile said the Township has a noise ordinance that prohibits construction outside of the hours of 7:00am to 8:00pm. Mr. Hunkele said the customers want their concrete at 7:00am. Mr. Ordile questioned the wording of the redevelopment plan in regards to hazardous materials. Mr. Calli said they could not speak to the interpretation of the redevelopment plan that was not authored by the applicant.

Mr. Stoner asked what cleaning products would be used to which Mr. Hunkele said they use soap. Mr. Calli said the use is a permitted use.

Mr. Olsen asked about noise. Mr. Calli said they have to comply with State noise regulation.

Mr. Messerschmidt asked how many trucks could be filled at one time to which Mr. Hunkele said one.

The Board took a 10-minute break.

Mr. Brigliadoro swore in Mr. Owen Dykstra, PE. Mr. Dykstra gave his qualifications, which were accepted by the Board.

Mr. Dykstra presented a rendering of the site from across the street looking north which was marked and entered as exhibit A-1.

Mr. Dykstra presented a rendering of the site from across the street looking west which was marked and entered in as exhibit A-2.

Mr. Dykstra presented a colorized version of the site plan entitled "Site Presentation Plan", dated 1.8.24 which was marked and entered as exhibit A-3.

Mr. Dykstra said the project is a 3.4-acre site on the west side of Limecrest Road and as part of the County approval; they were required to dedicate some of the property to a right-of-way. He said Limecrest Road is a county connector street, which connects Route 206 to Route 15. He said the site was formally the Pyskaty Mulch plant and prior to that, it was a trucking terminal. The site is 100% disturbed, with a number of existing structures.

Mr. Dykstra presented an ariel photo of the area taken in 2020 which was marked and entered as exhibit A-4. Mr. Dykstra explained the photo to the Board. He said it shows there are no dwellings within 1,000 feet along Pinkneyville Road. The property is surrounded on three sides by the Pace Glass property. The site across the street is undeveloped land and is zoned residential. He said the nearest residential home is 564 feet from the property. He said they would contact the property owner behind the site to see if they would allow the applicant to revegetate the gravel area. Mr. Dykstra said the project is located in the 1023 Limecrest Redevelopment Zone, which was created to allow this use. The development complies with all of the bulk standards of the redevelopment zone. The property is relatively flat, with some small slopes. The steep slope areas are primarily in the north corner and they would disturb less than 2,000 square feet of them. They are manmade slopes and per the ordinance the Board can waive the steep slope requirement. He requested the Board grant a waiver from the steep slopes.

Mr. Dykstra said the proposed site is being development into a Redi-mix concrete plant. The batch plant is located along the rear of the property. The lower level of the plant is a driver lounge and coffee station and above that is the dispatch area. He said trucks load in the batch plant and the materials come down from the three silos. He said the plan shows three silos; two will be built immediately and the third one would be built at a later date. He said the third silo is part of the application; they are asking for the ability to build that in the future. He said there would be a 12,000 square foot office and maintenance building with 1600 square feet for the office area and the balance would be for maintenance. It would provide space for administrative employees, space for equipment, and space for truck maintenance. He explained the roof leaders, air conditioning units and septic location. There is a dumpster enclosure located near the administration building. He said the septic system has been approved. The old well will be sealed and a new well will be drilled. The parking area has 56 spaces where 35 spaces are required. Mr. Dykstra said 31 spaces are car stalls, with two ADA and two make ready spaces, 23 are mixer stalls, and three are trailer stalls. There would be downward facing lighting for the parking lot with shielding. The lighting will have sensors and will be on during dark hours. He said the lights would be on during any night operations. Mr. Dykstra said the County approved the two-way entrance. He said the County required site distance triangles. Mr. Dykstra said the traffic is anticipated at 200 trips per day comprised of approximately 120 trucks and 80 cars. Mr. Dykstra discussed the stormwater system and said the aggregate storage area would be surrounded by an 8-foot concrete wall.

Mr. Dykstra presented a photo of the stylized concrete block for the wall, which was marked and entered as exhibit A-5. The aggregate area will be at a maximum of 35 feet in height. Mr. Dykstra explained the hopper area and said a front-end loader would move materials to the hopper. Mr. Dykstra explained the basin for the truck washout and said the water can be reutilized. He said the bottom of the basin is cleaned out with the front-end loader. He said they would have a 5,000-gallon fuel tank with a containment system, a 12,500-gallon water tank for fire suppression, and a 15-foot-wide landscape buffer, which would not be in the site triangle. He said they would use native species, except for the Norway spruce, which is hardy. There was a discussion on the proposed signs. He said the buildings are steel and concrete and the colors would be gray tones with a red sign.

Mr. Stoner asked how the aggregate gets into the bin to which Mr. Dykstra said it is pushed in with the loader. Mr. Stoner asked about the noise. There was a discussion on the noise ordinance. Mr. Dykstra said they have to follow the State model code unless the town requests a modification from the State. Mr. Stoner agreed that the State requirements would govern since the Township did not have their noise ordinance approved by the State. Mr. Dykstra said the loading is done inside the building and is ready to go in the morning and felt they would be able to meet the ordinance. Mr. Stoner asked about the water tank. Mr. Dykstra explained the tank that sticks outside of the batch plant. Mr. Stoner asked about the landscaping along the front of the property. Mr. Dykstra said they could not landscape the site triangle. Mr. Stoner asked for sign details. Mr. Dykstra said the placard will be 6 X 6 and 5 feet off of the ground with a total height of 11 feet. The sign will not be lit.

Ms. Rozek asked about the dogwood and asked if could be swapped out to which Mr. Dykstra said yes.

Mr. Olsen asked about the Township noise ordinance. There was a discussion on the noise ordinance. Mr. Olsen said any mitigation of noise would be appreciated. Mr. Olsen asked about the DEP air quality requirements. Mr. Dykstra said they would have air quality controls and that is the reason everything is done inside the plant. Mr. Olsen asked Mr. Stoner about the new stormwater requirements. Mr. Stoner explained the requirements. Mr. Olsen asked if they would be using green infrastructure in the stormwater basins. Mr. Dykstra explained there are two ponds with a sand bottom. Mr. Olsen asked how the aggregate area is laid out. Mr. Dykstra said there would be 4 or 5 bins around the perimeter of the property. Mr. Olsen asked where the slag and fly ash would be stored, to which Mr. Dykstra said in the silos. Mr. Olsen asked Mr. Stoner about the limit of disturbance being right up to the property line. Mr. Stoner discussed the ordinance setbacks. Mr. Dykstra said the batch plant is considered an accessory structure. There was a discussion on the batch plant and if it would be an accessory or principal structure.

Mr. Olsen asked about the traffic. Mr. Hunkele said the batch plant drives the traffic and there is a 6-minute turnover. He said 60 trucks come in and 60 leave the site per day. Mr. Dykstra explained the traffic to the Board.

Mr. Messerschmidt asked about the dust from the aggregates. Mr. Hunkele said they water the piles and then it is taken into the batch plant. Mr. Messerschmidt asked if night operations go through the entire night. Mr. Hunkele said they try not to do night work. Mr. Messerschmidt asked if backup beepers could be turned off. Mr. Hunkele explained the night operation.

Ms. Howell asked if the 8-foot wall requires a variance. Mr. Brigliadoro said the Redevelopment Zone allows for the 8-foot wall.

Mr. Ordile asked what areas would not be in the impervious coverage. Mr. Dykstra noted the areas on the site plan. Mr. Ordile asked about the limit of disturbance. Mr. Ordile asked if there was any soil testing done. Mr. Dykstra said they did a phase one environmental study prior to purchase which showed the soil was clean. Mr. Ordile expressed a concern that the hopper height and distance from the property line did not comply with the redevelopment plan. Mr. Calli said they would seek relief from that provision for the hopper and silos. There was a lengthy discussion on the buffer requirements. Mr. Ordile asked about the County Road dedication to which Mr. Dykstra explained the County requirements. Mr. Ordile asked about security measures. Mr. Hunkele said the buildings would be secured. Mr. Ordile asked about dust management. Mr. Dykstra explained the dust management within the property. Mr. Ordile asked about the architectural plans to which Mr. Dykstra explained the structures.

Mr. Brigliadoro asked about the proposed signage. Mr. Dykstra said they would comply and reduce the building sign to 20 square feet. Mr. Karr suggested the sign not exceed 60 square feet because it is not bothering anyone.

Mr. Brigliadoro swore in Mr. Jason Dunn, PP. Mr. Dunn gave his qualifications which were accepted by the Board.

Mr. Dunn explained the requested bulk relief. He said they need relief from the height of the hopper and the silos, and the buffers. He explained the hardships and said they could not meet the height code because of the shallowness of the property. He said the benefits of the variance outweigh any negative impacts. He said the structures are in the rear of the property and the site behind it is an industrial site. Mr. Dunn explained the steep slopes on the back northeast corner. He said they would be graded to accommodate the building. He said they are manmade slopes and may not be applicable to the ordinance. Mr. Dunn said the proposed signage is important for site identification and the sign should be to the scale of the facade. There was a discussion on the need for a variance for the distance from a residential zone for the silos and the bins. Mr. Dunn felt the site layout is functional and the location of the gravel

storage areas is appropriate. He said there is no development on the nearest residential property. Mr. Stoner was ok with a variance for the steep slope area.

Mr. Ordile asked if the landscaping in the front would be on a berm to which Mr. Dunn said no.

Mr. Olsen asked what the manmade slope was made of. Mr. Dunn said it was different soils and rocks.

Mr. Karr asked for clarification on the mixing building being an accessory structure. Mr. Dunn felt it was an accessory structure.

Mr. Messerschmidt opened the meeting to the public.

Mr. Brigliadoro swore in Ms. Alice Romano, an Andover resident. Ms. Romano asked where the closest Redi-mix concrete facility would be. Mr. Hunkele said Kenville in Morris County. Ms. Romano asked Mr. Hunkele if they get work from Morris County to which Mr. Hunkele said they deliver there. Ms. Romano was concerned about the traffic and said she can currently hear truck traffic. Ms. Romano asked about the types of trucks used. Mr. Dykstra said there would be 60 cement truck trips and 40 dump truck trips. Mr. Hunkele said they have 20 trucks. Ms. Romano asked if the chemicals are liquid or dry and if they are flammable. Mr. Hunkele said they are liquid and non-flammable. Ms. Romano asked if Mr. Hunkele would keep his Sparta operation to which he said no. Ms. Romano asked about the size of his current facility to which Mr. Hunkele said 60 acres. Ms. Romano asked if he considered modernizing his current facility to which he said he wanted to start fresh. Ms. Romano asked what type of noise is anticipated. Mr. Hunkele said the noise would be the trucks starting up and pulling out into the road. All of the loading happens inside of the plant. Ms. Romano asked if the trucks would backup on the road or stand on the road to which Mr. Hunkele said no.

Mr. Brigliadoro swore in Ms. Donna Denny a resident of Andover. Ms. Denny said she hears trucks every morning at 5am. She asked that the applicant lessen the early hour truck noise between 5 and 7am. She asked the Board to consider the impact on the residents.

Mr. Brigliadoro swore in Mr. John Reed, a resident of Andover. Mr. Reed asked about the raw materials coming to the site. He was concerned about night deliveries and the noise coming from truck tailgates. He asked how the powdered materials are evacuated from the trucks. Mr. Hunkele said it is blown into the silo. Mr. Reed asked if the blower exceeds the noise ordinance. Mr. Hunkele said they load the silos during the day. Mr. Reed asked if they are currently receiving those deliveries during the day or night to which Mr. Hunkele said most of them are during the day. He explained the loading process to the Board. Mr. Reed asked about production. Mr. Hunkele said predominantly it happens during the hours of 6am to 1pm. Mr. Reed asked about the equipment and what happens as they age. Mr. Hunkele said they get rid

of the older equipment. Mr. Reed asked about the number of loaders to which Mr. Hunkele said he has two. Mr. Reed asked about the height of the silos, the batch plant and the other building. Mr. Dykstra went over the height of all structures. Mr. Reed asked about the look of the structures to which Mr. Dykstra said they would have an industrial look and would fit into the surrounding industrial development.

Mr. Briadoro swore in Ms. Betty Donnelly, a resident of Andover. Ms. Donnelly said she lives nearby and said the proposed development is beautiful compared to what is currently on site. She said the truck traffic on Limecrest Road runs all day. She said the dust is coming from the quarry.

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

Mr. Stoner asked about the storage of the cement. Mr. Hunkele said the cement comes in a tanker. He said nothing is stored outside except the trucks and aggregate. Mr. Stoner asked about the concrete waste block storage. Mr. Hunkele said they would be stored in the aggregate area. He explained concrete waste blocks to the Board. He said they would not be stored any place else.

Mr. Calli gave a brief summary. He said it is a permitted use, which went through a redevelopment study, and plan, and was approved by the Governing Body. He said all of the items were considered when the plan was developed.

Mr. Briadoro went through the requested variances and conditions.

A motion to approve the application with the requested variances and noted conditions was made by Mr. Karr and seconded by Mr. Skewes. Roll Call: Eric Olsen – yes, Eric Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – no, Krista Gilchrist – yes, John Carafello – yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

ORDINANCES: None.

OLD BUSINESS: None.

NEW BUSINESS:

1.) Master Plan Survey Results Presentation

The Board agree to carry this to a later date.

2.) 2024 Financial Disclosure Statement

Mr. Messerschmidt reminded the Board Members about filing on time.

LIAISON REPORTS:

- Township Committee* – Mike Lensak
- Environmental Commission* –Eric Olsen
- Sustainable Andover* – Eric Olsen
- Economic Development Committee* – John Carafello
- Master Plan* – Joseph Ordile

The Board agreed to table the liaison reports.

VOUCHERS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$624.00	Budget
Weiner Law Group	Ringo Properties, LLC	\$112.00	Applicant’s Escrow
Weiner Law Group	Redevelopment Study	\$176.00	Applicant’s Escrow
Weiner Law Group	Andover Munsee Realty, LLC	\$ 48.00	Applicant’s Escrow
Weiner Law Group	Scully, Daniel	\$112.00	Applicant’s Escrow
Weiner Law Group	698 Route 206 South, LLC	\$176.00	Applicant’s Escrow
Weiner Law Group	Andrutchuk, Andre	\$592.00	Applicant’s Escrow
Weiner Law Group	Seegull, LLC	\$ 96.00	Applicant’s Escrow
Harold Pellow Assoc.	Engineering	\$290.00	Budget
Harold Pellow Assoc.	Scully, Daniel	\$142.00	Applicant’s Escrow
Harold Pellow Assoc.	Andrutchuk, Andre	\$413.00	Applicant’s Escrow
Harold Pellow Assoc.	Andover Munsee Realty, LLC	\$825.00	Applicant’s Escrow

A motion to approve the bills was made by Ms. Howell and seconded by Mr. Olsen. Roll Call: Eric Olsen – yes, Erick Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, John Carafello -yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

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. Please come forward when recognized and state your name and address, unless you are a registered covered person under Daniel’s Law by the Office of Information Privacy. 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.

PENDING APPLICATIONS:

Ringo Properties – Deemed Incomplete 9.19.23.

698 Route 206 South, LLC – Deemed Complete 4.2.24, Hearing 5.7.24

Daniel Scully – Scheduled for 5.21.24

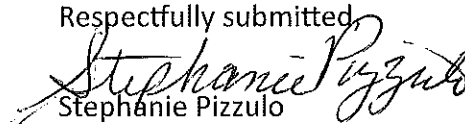
Priority Compacting Repair, LLC – Deemed Incomplete 1.16.24

UPCOMING MEETINGS: April 30, 2021, May 7, 2024, May 21, 2024

ADJOURNMENT:

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

Respectfully submitted,

A handwritten signature in black ink that reads "Stephanie Pizzulo". The signature is written in a cursive style with a large, prominent "S" at the beginning.

Stephanie Pizzulo

Land Use Administrator

