



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road  
MINUTES  
March 4, 2025  
7:30 p.m.

**CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE:**

Mr. Olsen led everyone in a flag salute.

**OPEN PUBLIC MEETINGS ACT NOTICE:**

Mr. Olsen 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](http://www.andovertwp.org). The Township cannot guarantee the reliability of internet service and the ability of a member of the public to join the meeting. In the event that the live stream meeting is unavailable, the in-person meeting will proceed as scheduled.

**ROLL CALL:**

Eric Karr (Class I) - Present  
Richard Then (Class II) – Present  
Krista Gilchrist (Class III) – Present  
Richard Skewes (Class IV) – Present  
Joseph Ordile (Class IV) – Present  
Eric Olsen (Class IV) – Present  
John Carafello (Class IV) - Present  
James Casler (Class IV) – Present  
Paul Messerschmidt (Class IV) – Excused  
Karen Rozek (Alternate) - Present

**Also Present:**

Thomas Molica, Esq.  
Cory Stoner, PE  
Stephanie Pizzulo, Secretary

**ADMINISTRATIVE ITEMS:**

**Approval of Minutes:** February 18, 2025.

A motion to approve the minutes of the February 18, 2025 meeting was made by Ms. Gilchrist and seconded by Mr. Ordile. Roll Call: Richard Then – yes, Krista Gilchrist – yes, Joseph Ordile – yes, James Casler – yes, Karen Rozek – yes, Eric Olsen – yes. Motion carried.

**RESOLUTIONS:**

1.) Resolution 2025-04 Township of Andover Land Use Board Report on Variance Applications and Amendment Recommendations.

A motion to adopt Resolution 2025-04, entitled “Township of Andover Land Use Board Report on Variance Applications and Amendment Recommendations” was made by Mr. Ordile and seconded by Mr. Karr. Roll Call: Eric Karr – yes, Krista Gilchrist – yes, Richard Skewes – yes, Joseph Ordile – yes, John Carafello – yes, Karen Rozek – yes, Eric Olsen – yes. Motion carried.

**ORDINANCES:**

1.) An Ordinance of the Township of Andover, County of Sussex, State of New Jersey Amending Chapter 190 “Zoning”, Article XVII “Cannabis Cultivation and Processing” of the Township Code, Permitting Outdoor Cultivation of Cannabis in Industrial Zones.

Mr. Karr said the Board had previously discussed the proposed ordinance and there were a couple of revisions needed. He said the Board originally found it to be consistent with the Master Plan, however; there were recommendations on the distances. The Township Committee did not adopt the original ordinance and rewrote the ordinance. Mr. Karr said the security measures were changed to cross reference the CRC regulations, which would have the applicant comply with the CRC requirements for security. Mr. Molica noted the Township Committee, at the Board’s recommendation, eliminated cultivation in hoop houses and greenhouses. Mr. Karr said the Township Committee was not opposed to cultivation in greenhouses and hoop houses; however, the definition of those structures needed to be worked out and could be a future amendment to the ordinance.

Mr. Ordile noted there was inconsistency with the required distance for cultivation activity from a residential zone or residential building.

A motion to find the ordinance consistent with the Master Plan per Mr. Matthew Morris’ prior testimony and acknowledging the incorporation of the Land Use Board’s prior comments and recommending the comments of Mr. Ordile regarding the setback distances he noted asking the Governing Body to take a look at that to ensure that they are compatible was made by Mr. Ordile and seconded by Mr. Then. Roll Call: Eric Karr – yes, Richard Then – yes, Krista Gilchrist –

yes, Richard Skewes – yes, Joseph Ordile – yes, John Carafello – yes, James Casler – yes, Karen Rozek – yes, Eric Olsen – yes. Motion carried.

**COMPLETENESS:**

1.) Pure Vita, LLC Block 108, Lot 1.01 Application # 25-1

*The applicant is proposing wholesale water distribution from artesian wells existing onsite by four (4) tanker trucks per day.*

Mr. Olsen, Mr. Karr, and Ms. Gilchrist stepped down for this matter and left the dais.

A motion to appoint Mr. Ordile as the Pro Tem Chair for the purpose of completeness for this matter was made by Mr. Casler and seconded by Mr. Then. Roll Call: Richard Then – yes, Richard Skewes – yes, Joseph Ordile – yes, John Carafello – yes, James Casler – yes, Karen Rozek – yes. Motion carried.

Mr. Stoner said the Completeness Review Subcommittee met and went over his report dated February 28, 2025. He said the application is not ready to be heard. He said it was the subcommittee's recommendation to deem the application incomplete. He said there are number of items that still need to be submitted. Mr. Stoner said the applicant needs to provide the items on the checklist and if not, they need to provide a narrative explaining why a waiver should be granted. He said they need to supply a copy of a current survey, a narrative of the proposed operations, additional information on landscaping, a detailed environmental impact statement, additional information on water supply and any impact on wells on adjacent properties, elevation and details of the facility, utility information such as power to the site, information regarding the 5 existing wells on the property and the one existing well off the property. Mr. Stoner wanted to know if they were potable wells or monitoring wells. He said the subcommittee asked about the impact of the water coming out of the ground what impact that would have on the wells in the vicinity of the project. He said the subcommittee agreed they need the additional information for the Board to make a proper decision.

Mr. Casler asked what an artesian well is being considered.

A motion to deem the application incomplete was made by Mr. Skewes and seconded by Mr. Then. Roll Call: Richard Then – yes, Richard Skewes – yes, John Carafello – yes, James Casler – yes, Karen Rozek – yes, Joseph Ordile – yes. Motion carried.

Mr. Karr, Mr. Olsen and Ms. Gilchrist returned to the Board.

Mr. Olsen returned to chairing the meeting.

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

1.) 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. Bulk variances are also required.*

***The applicant has requested the application be carried to a future meeting date. The applicant will re-notice once the date is determined.***

Mr. Olsen referenced a letter sent to the Board by the applicant's attorney requesting the hearing be carried to the next available meeting date. Mr. Ordile said that at last month's meeting, the Board discussed dismissing the application. He said out of the 12 meetings that were scheduled for the applicant they asked to carry seven times. He said the requests were not at the last minute but not with sufficient time for the Board to make changes to their agenda. He was not in favor on carrying the matter to the next meeting date. The Board agreed with Mr. Ordile. Mr. Molica explained the process the applicant would need to take if they wanted to continue after the Board dismisses the application without prejudice. He suggested the Board reschedule the hearing for the first meeting date in April and requiring new notice.

A motion to dismiss the application, without prejudice, was made by Mr. Ordile and seconded by Mr. Skewes. Roll Call: Eric Karr – yes, Richard Then – Recused, Krista Gilchrist – yes, Richard Skewes – yes, Joseph Ordile – yes, John Carafello – Recused, James Casler – yes, Karen Rozek – yes, Eric Olsen – yes. Motion carried.

**OLD BUSINESS:**

Mr. Ordile said he wanted to discuss the possibility of Land Use Board members attending a meeting via Zoom however he said Mr. Messerschmidt had strong feelings about the matter and wanted to wait until he was in attendance to discuss the matter.

**NEW BUSINESS:** None.

**LIAISON REPORTS:**

***Township Committee*** – Eric Karr

Mr. Karr said the Township Committee will introduce the budget and address the cannabis ordinance at their next meeting.

***Environmental Commission*** –Eric Olsen

Mr. Olsen said they he had nothing new to report.

***Sustainable Andover*** – Eric Olsen

Mr. Olsen said he had nothing new to report.

**Economic Development Committee** – John Carafello

Mr. Carafello had nothing new to report.

**Master Plan** – Joseph Ordile

Mr. Ordile discussed the scheduling of the public hearing. The tentative date for a public hearing would be April 15, 2025.

**VOUCHERS:**

Company	Purpose	Amount	Paid By
Vogel, Chait, Collins & Schneider	Legal	\$1,020.00	Budget

A motion to pay the voucher was made by Ms. Gilchrist and seconded by Mr. Ordile. Roll Call: Eric Karr – yes, Richard Then – yes, Krista Gilchrist – yes, Richard Skewes – yes, Joseph Ordile – yes, John Carafello – yes, James Casler – yes, Karen Rozek – yes, Eric Olsen – yes. Motion carried.

**PUBLIC PORTION:**

Mr. Olsen 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. 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.

Ms. Betty Donnally asked about the location of the proposed artesian wells for the Pura Vita application. She expressed concern with her own well. Mr. Molica said there would be a public hearing where she would be able to ask her questions or make an appointment to view the paper copies in the Land Use Administrator’s office.

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

**CORRESPONDENCE:**

- 1.) From: Wander Ecological Consultants  
Re: Notice of Application for Wetlands Permit – 70 Perona farm Road, Block 67, Lot 2.02
- 2.) From: Mr. Joseph A. O’Neill, Esq.  
Re: Ringo Properties, LLC – Request to carry hearing to next available date.

**SCHEDULING OF PENDING APPLICATIONS:**

1.) Pure Vita, LLC, B: 108, L: 1.01

**UPCOMING MEETINGS:** March 18, 2025, April 1, 2025

**ADJOURNMENT:**

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

Respectfully submitted,  
*/s/ Stephanie Pizzulo*  
Stephanie Pizzulo  
Land Use Administrator