

**MINUTES OF THE ANDOVER TOWNSHIP LAND USE BOARD MEETING HELD  
SEPTEMBER 19, 2017**

**OPEN MEETING:** Chairman Howell called the meeting to order at 7:30 p.m. and led the flag salute.

**OPEN PUBLIC MEETINGS ACT NOTICE:** Chairman Howell read the following statement: 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.

Richard Briigliodoro, Esq., administered the Oath of Allegiance to Mildred DiIorio appointed to the Alternate I Board position by the Township Committee on September 11, 2017.

**ROLL CALL:**

Ken Roberts – Absent  
Paul Messerschmidt, Vice Chairman – Present  
CeCe Pattison – Present  
Ellsworth Bensley, Jr., – Present  
Dolores Blackburn – Absent  
Eric Olsen – Absent  
John O'Connell – Present  
Richard Skewes – Present  
Mildred DiIorio [Alternate I] – Present  
Suzanne Howell, Chairman – Present

**BOARD PROFESSIONALS:**

Richard Briigliodoro, Esq.  
Joseph R. Golden, P.E., P.P., C.M.E.

**MINUTES:**

*Minutes of the Andover Township Land Use Board Meeting Held September 5, 2017:* A motion to approve was made by CeCe Pattison and seconded by Paul Messerschmidt. There was no discussion. Roll Call: Paul Messerschmidt – yes, CeCe Pattison – yes, Ellsworth Bensley, Jr., – yes, John O'Connell – yes, Richard Skewes – yes, Suzanne Howell – yes. The motion carried.

**RESOLUTIONS:** There were no resolutions scheduled.

**STATUS PRESENTATION:** A-3-17-1, Pace Glass, Inc., Preliminary and Final Site Plan, Steep Slope Variance Application, C Variances, D Variances, Block 108 Lot 4.02, Block 1.01 Lot 1.01: Bernd E. Hefele, Esq., appeared on behalf of the Applicant together with Thomas F. Graham, P.E., the project's site engineer. A status report was given that

addressed various permit obligations, architectural changes made to Building One, temporary basins in the area of Building Two, site filling, and a change to the outdoor storage area where materials are being stored outdoors on a temporary basis. Mr. Hefele stated the group would like to construct a foundation.

Further, Mr. Hefele stated meetings had been held with the Township, a Developers Agreement was drafted, and a Two Million dollar bond was posted. He described Phase One of a Phasing Plan that includes work outside restricted areas pending permitting. Mr. Hefele stated Zoning Officer Suljic helped to prepare a short list of what would be required to obtain a construction permit. He explained the objective is to keep the project moving and there are a lot of moving parts. Mr. Hefele noted the confirmed the project is on track with approvals and permitting.

Richard Briigliodoro, Esq., confirmed the Board would make no decisions or rulings. Board members expressed concern about security. Mr. Hefele stated the group would address security if it became an issue. The Board thanked Mr. Hefele and Mr. Graham for the information.

**ORDINANCE REFERRALS:** Board members continued discussion of the ordinances. Paul Messerschmidt submitted two corrections as noted below:

— Ordinance #2017-10, AN ORDINANCE OF THE TOWNSHIP OF ANDOVER, IN THE COUNTY OF SUSSEX, AND THE STATE OF NEW JERSEY, TO MODIFY CHAPTER 190, SECTION 13, “ACCESORY BUILDINGS —

**§190-13      Accessory buildings**

Any accessory building attached to the main building shall comply in all respects with the requirements of this chapter applicable to the main building. An accessory building shall be located at least 10 feet from the main building. It shall comply in all respects with the requirements of the schedule applicable to accessory buildings. Height of unattached accessory buildings shall be 20 feet maximum. No accessory building shall encroach upon the front yard for the principal structure. Flagpoles are permitted in all residential zones subject to a height restriction of 25 feet and allowed in the front yard area. Flagpoles are also permitted in commercial industrial zones subject to a height restriction of 35 feet and allowed in the front yard area. A flagpole > omit *does not count* and insert IS NOT CONSIDERED < an accessory structure; and

— Ordinance #2017-09, AN ORDINANCE OF THE TOWNSHIP OF ANDOVER, IN THE COUNTY OF SUSSEX, AND THE STATE OF NEW JERSEY, TO MODIFY CHAPTER 190, SECTION 22(E), “PROHIBITED USES,” —

**§190-22      Prohibited Uses.    Add section to address wood boilers**

**K.**      Outdoor wood boilers are prohibited in all Zone Districts unless they are > add NO LESS THAN 100 feet < from any property line. They shall not be installed in the front yard and are subject to all applicable NJDEP regulations..

**PUBLIC PORTION:** Chairman Howell opened the meeting to the public for general comments and inquiries.

No members of the public were sworn.

Chairman Howell closed the meeting to the public.

**OLD/NEW BUSINESS:**

**Liaison Reports** — Open Space Committee, Township Committee, Environmental Commission, Sustainable Andover, Redevelopment Subcommittee:

- **Open Space Committee** — Suzanne Howell stated an Eagle Scout is working on a project creating a kayak launch, birdhouses, wood duck houses on the water, and a picnic area at the Lake Iliff access. She stated the Open Space Committee wants to sponsor him and the individual is working with a Township Committee member and getting proposals for supplies.
- **Andover Township Committee** — No presentation was made.
- **Environmental Commission** — No presentation was made.
- **Sustainable Andover** — No presentation was made.
- **Redevelopment Subcommittee** — A presentation of proposed ordinance changes regarding drive-thru facilities was tabled to the October 3, 2017 meeting. John O'Connell requested budget proposal information for 2018 Land Use Ordinance binders where updates could be inserted as received.

**Scheduling:** The October 3 and October 17, 2017 meeting dates were confirmed.

**VOUCHERS:** A motion to approve payment of the vouchers was made by Ellsworth Bensley, Jr., and seconded by Paul Messerschmidt. Discussion followed expressed concern about planning costs and subcommittee members agreed to review proposed redevelopment costs with the planner. Roll Call: Richard Skewes – yes, Paul Messerschmidt – yes, CeCe Pattison – yes, Ellsworth Bensley, Jr., – yes, John O'Connell – yes, Mildred Di Iorio – yes, Suzanne Howell – yes. The motion carried.

**ADJOURNMENT:** Having no further business, a motion to adjourn was made by John O'Connell. All were in favor. The meeting concluded at 8:40 p.m.

Minutes respectfully submitted by:

*/s/Anne-Marie Wilhelm*  
Anne-Marie Wilhelm  
Land Use Administrator