

A REGULAR MEETING OF THE PLANNING/ZONING BOARD OF THE BOROUGH OF ANDOVER, COUNTY OF SUSSEX, AND STATE OF NEW JERSEY WAS HELD ON MONDAY, NOVEMBER 16, 2015 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

PRESENT: Messrs. Pearson, Conrads, Morgan, Chairman Walter
Mrs. Smith, Mrs. Brothman, (vacancy)

ABSENT: Mr. Disabunjong & Mr. McGowan

ALSO PRESENT: Ursula Leo, Attorney

The meeting was called to order with a salute to the flag and in accordance with the Open Public Meetings Act by advertising notice of the meeting in the N.J. Herald and by posting copy of notice in the Borough Hall.

OATH OF OFFICE to members: Dan McGowan, Class IV – 3 year term – tabled to next meeting.

MINUTES:

A MOTION was made by Mr. Smith, seconded by Mayor Morgan to approve the minutes of the year end meeting held on September 21, 2015 as presented. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Pearson, Conrads, Brothman. NAYS: None. Motion carried.

AUDIENCE PARTICPATION: None.

ENGINEER REPORTS:

Variance Application for Steve & Pauline Doherty, block 24 lot 31.07 was presented to the Board and placed on file.

CORRESPONDENCE:

Sussex County Planning Board re: Sunn Kis, LLC Resolution was presented to the Board and placed on file.

FORMAL APPLICATIONS:

Applicant: Robert N. Cook
Application: Request for waiver of site plan
Property: 2 Lenape Road
Zone: C1 block 11 lot 3.01
Existing Use: Empty, Last Use Antique Home & Consignment
Proposed Use: Vintage, Antique, Home, Vendor & Consignment

Mr. Robert Cook of 4 Sylvan Way, Dover NJ appeared before the Board to support his application for waiver of site plan to operate an antique & consignment shop at 2 Lenape Road. Mr. Cook testified that he will be operating from 7 a.m. to 9 p.m. 7 days per week. He will have approximately 2-4 vendors with no food being sold. He expects to have about 15 spaces for vendors who will rent their spaces from him. Mr. Cook was also seeking approval to buy and sell gold at this location and. He stated that the name of the store will be Sophie G's Attic and requested additional signage. Mr. Cook provided various pictures to show where and how big this signage would be each one listed as an Exhibit A1 – A4. Mr. Cook was advised that his building already exceeds the approved signage for the location and in order to seek additional signage he would have to apply for a variance. The signage that he is permitted already include a hanging sign on the west side of the building, a freestanding sign on the north front of the building on the left side and a sign over the door on the north side where there are already brackets installed. When asked about outdoor display, Mr. Cook testified that he would have no outdoor display at all except a bench in the entryway on the north side of the building. Mr. David Chippendale of 1146 Stanton Lebanon Rd Lebanon NJ, owner of the property, was sworn and testified that the exhibit A-5 provided for parking was accurate and that the barn in the back of the building would be used

for storage only and he understood that that building was not part of the commercial buildings and that he would have to come before the board in order to use that building for commercial business.

A MOTION was made by Mayor Morgan, seconded by Mr. Conrads to approve the request for waiver of site plan as per the testimony provided. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Pearson, Conrads, Brothman. NAYS: None. Motion carried.

OLD BUSINESS:

The Mayor reported that the Andover Inn is progressing and will be coming before the Board as soon as December.

NEW BUSINESS:

The Schedule of Dimensions and Limitations will be updated to include imperious coverage in the 2016 Zoning Code review.

There was a brief conversation regarding property maintenance issues with commercial properties. The zoning officer will address the complaints. In the course of this conversation an ordinance in Newton Township called the Good Neighbor ordinance was mentioned. This ordinance will be provided for review at the next meeting.

The matter of the Borough ordinance on overnight parking was discussed. The towing ordinance can be initiated once there are street signs to back up any summonses.

It was mentioned that the Borough was approved to receive 3 generators from a FEMA grant.

Mr. Walter reported that he had spoken with the Recycling Center on Cty Rte 606 (Brighton) which is in the Township about the number of vehicles on lower High Street. The operator agreed to have the trucks diverted to Route 517. It was briefly discussed to request the Council to send a letter to the County to reduce the tonnage to 5 tons.


A MOTION was made by Mr. Pearson, seconded by Mr. Conrads to authorize the Board Secretary to forward a letter to the governing body to request the County of Sussex to reduce the vehicle weight on lower High Street, County Route 606 to 5 tons. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Pearson, Conrads, Brothman. NAYS: None. Motion carried.

RESOLUTIONS:

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to approve a resolution to memorialize the application of Kim De Carlo d/b/a Jersey Shirts and Signs, block 19 lot 24 Zone C1, 196 Main Street, request for waiver of site plan from the meeting held on September 21, 2015. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Pearson, Conrads, Brothman. NAYS: None. Motion carried.

A MOTION was made by Mr. Pearson, seconded by Mr. Conrads to approve a resolution to memorialize the application of Stephen & Pauline Doherty, block 24 lot 31.07 Zone R1, 5 Brandon Court, application for Variance to construct one story Great Room to right side of existing single family dwelling from the meeting held on September 21, 2015. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Pearson, Conrads, Brothman. NAYS: None. Motion carried.

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to adjourn the meeting. AYES: All in favor. NAYS: None. Motion carried.


Beth Brothman
Board Secretary