

**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 21, 2016 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.**

**PRESENT:** Board Members Smith, Bourke, Brothman, Pearson, Morgan,  
Chairman Walter, (vacancies)

**ABSENT:** Mr. Conrads

**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.

**AUDIENCE PARTICIPATION:** None.

**ENGINEER REPORTS:** None.

**CORRESPONDENCE:** None.

**FORMAL APPLICATIONS:**

APPLICATION #:	WSP – 02 - 2016
TYPE:	Waiver of Site Plan
APPLICANT:	Renee Esposito
BUSINESS NAME:	The Open Box Shop LLP
ADDRESS:	5 Lenape Road, Andover NJ 07821
LOCATION BY TAX MAP	5 Lenape Road, Andover, NJ 07821
BLOCK/LOT/ZONE:	Block 24 Lot 47 Zone: C1
EXISTING USE:	Grocery Store (Vacant)
PROPOSED USE:	Retail

Rene Esposito and Lauren Esposito, co-owners of The Open Box Shop, appeared before the board for this application for a site plan waiver with their attorney Linda Peoples. They stated they will lease roughly one-half of the space within the old A&P building, 15,000 square feet, as a warehouse and retail store selling discount consumer goods. Items for sale include over-stock and discontinued items like toys, patio furniture, lighting fixtures, grills, fans, and tools, similar to a Big Lot store, but more brand names. They testified that The Open Box Shop is a family business owned and operated . The applicant has been in business for six years conducting mostly e-commerce sales, and is seeking additional space to expand the retail side of the business. Renee Esposito testified that this is an opportunity to improve existing conditions on the property, which is currently unoccupied.

The Open Box Shop will not make any alterations to the interior or exterior of the building previously occupied by A&P. Interior walls and segregation of space within the building will be accomplished by pallet racks of merchandise. The landlord has agreed to re-stripe parking spaces and fix pot holes within the parking lot. There will be no expansion of the

building footprint. Renee Esposito testified that the applicant is in the process of negotiating the length of the lease term with the landlord and is seeking an initial one to two year term. Renee Esposito further stated that signage is critical to operations, and the applicant desires to utilize existing signs and brackets to erect signs for The Open Box Shop. The applicant will comply with all sign ordinance requirements and shall be bound by the decisions of the zoning officer as to the use of four (4) pre-existing signs.

The applicant submitted one exhibit (A-1) consisting of a binder with documents and photographs regarding the proposed use of the space. Rene Esposito testified that the hours of operation shall be 9:00 a.m. to 9:00 p.m., seven (7) days a week. There are three employees in addition to the two owners, but the applicant does hope to add additional employees. The Open Box Shop has a company car and a box truck that the applicant wishes to leave on premises overnight. Rene Esposito estimates that there are approximately one hundred (100) parking spaces within the parking lot, which is more than enough to accommodate both employees and customers. Deliveries will be made once or twice per week, and daily pick-ups will occur from UPS and the USPS.

The board inquired as to the types of goods sold at The Open Box Shop. Ms. Esposito testified that the applicant does not sell any combustible goods and sells only a limited amount non-perishable food. There will be no cooking on site. Ms. Esposito stated that any outdoor displays will be limited to the area under the covered awning in the front of the building and will be brought inside the building each night. Renee Esposito stated that the applicant does not intend to heat the building. Upon inquiry as to how the applicant will prevent the pipes from freezing, she stated that the landlord has advised her that the pipes are covered with a "heat tape" insulation to prevent freezing and also that she intended to obtain an inspection with respect to the pipes and sprinkler system.

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to approve the application. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Bourke, Brothman, Pearson. NAYS: None. ABSTAIN: None. Motion carried.

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APPLICATION #:	WSP – 03 - 2016
TYPE:	Waiver of Site Plan
APPLICANT:	Usha Parekh and Rakesh Kumar Patel
BUSINESS NAME:	Shiv Mini Mart
ADDRESS:	128 Main Street, Andover NJ 07821
LOCATION BY TAX MAP	126 Main Street, Andover, NJ 07821
BLOCK/LOT/ZONE:	Block 11 Lot 7.02 Zone: C1
EXISTING USE:	Convenience Store (Vacant)
PROPOSED USE:	Convenience Store

This application was tabled and later canceled by applicant's request.

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**MASTER PLAN:**

Jessica Caldwell, Municipal Planner – Master Plan Draft

The most recent Master Plan draft was presented to the Board. After review and corrections, it was determined that it would be expeditious if the Planner a small non quorum Master Plan committee were to meet prior to the next meeting.

**OLD BUSINESS:**

There was some discussion regarding review of the application process for the Planning / Zoning Board.

**NEW BUSINESS:**

A MOTION was made by Mrs. Brothman, seconded by Mr. Pearson to approve Ursula Leo of Laddey, Clark and Ryan as Board Attorney. Upon roll call the following votes were cast: AYES: Bourke, Brothman, Pearson, Morgan, Walter and Smith. NAYS: None. ABSTAIN: None. Motion carried.

**AUDIENCE PARTICIPATION:** None.

**RESOLUTIONS:**

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to memorialize the Resolution in the matter of Basoya Fuel Inc., 128 Main Street, Andover NJ 07821, block 11 lot 7.02 decided on September 19, 2016 for waiver of site plan. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Pearson, Brothman. NAYS: None. ABSTAIN: Bourke. Motion carried.

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

Beth Brothman  
Board Secretary