

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, MARCH 20th, 2017 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

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

ABSENT: Ms. Bourke

ALSO PRESENT: Tom Prol, 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.

The Oath of Office was administered to Councilman Peter Pearson, Class III member.

AUDIENCE PARTICIPATION: None.

CORRESPONDENCE: None.

FORMAL APPLICATION HEARINGS:

APPLICATION #: WSP – 02 - 2017
TYPE: Waiver of Site Plan
APPLICANT: Katherine Rodriquez d/b/a 136 Main LLC
BUSINESS NAME: N/A
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: café and private event space (Vacant)
PROPOSED USE: same

The applicant has requested to postpone their application to the meeting of April 17, 2017

APPLICATION #: WSP – 03 - 2017
TYPE: Waiver of Site Plan
APPLICANT: Michele Natoli d/b/a The Missing Peace Wellness Center
BUSINESS NAME: N/A
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: Dentist Office (Vacant)
PROPOSED USE: Wellness Center

David E. Gray of Gray Law Group appeared before the Board as attorney for Dr. Peter Policastro, PhD and Michele Natoli, LCSW, mailing address PO Box 1160, Andover NJ 07821. They were sworn and testified that they are operators of the business known as The Missing Peace Wellness Center located at the Gristmill Plaza, 5 Lenape Road. They focus on counseling and psychology, anxiety and alternative medication. They utilize individual counseling and group therapy through yoga and meditation with a holistic approach. They currently see about 2-3 clients at a time, at most and in maximum would accommodate up to 10 people. They work with 3-4 other outside counselors who would not expand the practice, but work with the program established. Their clients consist of some word of mouth and insurance referrals. They currently have between 3-4 employees and the hours of operation are seven days a week

from 8 a.m. to 8 p.m. They reported they have ample parking but would need no more than perhaps 10 spaces at any given time. The layout of the office is located in what was once a dental office in the southwest corner of the building facing Lenape Road/ County 517. The office is on the second floor, with 4 small individual counseling rooms, with a backroom located off an office space. This back room is the space indicated to hold group sessions. There was some ambiguity as to the layout of the interior of the building as it didn't correlate with what is known to be space of record. It was determined that to best understand what the layout is and whether it meets all safety codes, the housing/zoning and fire official will visit the location to review for occupancy and safety. Lastly, the signage was addressed and confirmed to be the following: one lighted sign on the front of the building under office window, one decal door sign, one sign on the south east corner of the building providing arrow direction to the office and one sign on the south west sign facing 206 which currently still advertises the dentist.

A MOTION was made by Mr. Conrads, seconded by Mayor Morgan to adopt a Resolution for preliminary and final approval for the application for waiver of site plan with the condition of a visual walk through to be conducted by zoning/housing/fire official for occupancy and safety. Upon roll call the following votes were cast: AYES: Smith, Pearson, Morgan, Walter, Brothman, Conrads. NAYS: None. Motion carried.

OLD BUSINESS:

Master Plan - The Board reviewed the recently prepared draft of the Master Plan. The public hearing will be held on April 17th, 2017

NEW BUSINESS:

Economic Development Committee re: outdoor sales – there was some discussion regarding the outdoor sales in Andover Borough. Specifically, there Board recommended the governing body allow some dates to the store owners to broaden their sales. It came to the attention of the Board that a date was set without communicating it with the Borough or assuring that it is in the guise of the Economic Development Committee or spirit of inclusion of all businesses that the Board intended.

Zoning Official Clarification of expansion of non-conforming use was discussed regarding allowing a property to expand the second floor of a mixed use building in the C-3 zone. The request came as this location is preparing to replace the roof and aesthetically and structurally felt this would improve the building. After review by the Board Attorney, it was determined that there is significant case law supporting the need for a use variance for such an expansion.

AUDIENCE PARTICIPATION: None.

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

Beth Brothman
Board Secretary