

**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, APRIL 17, 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 for Bonita Bourke was tabled until next meeting

**MINUTES:**

A MOTION was made by Mayor Morgan, seconded by Mr. Conrads to approve the minutes of the meeting held on March 20<sup>th</sup>, 2017 as presented. Upon roll call the following votes were cast: AYES: Smith, Pearson, Walter, Brothman, Conrads, Morgan. NAYS: None. ABSTAIN: None. Motion carried.

**MASTER PLAN:**

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to approve REEXAMINATION OF THE BOROUGH OF ANDOVER MASTER PLAN PURSUANT TO N.J.S.A. 40:55D-89 SPECIFICALLY WITH RESPECT TO ANY UPDATES TO THE MASTER PLAN AND BOROUGH OF ANDOVER MASTER PLAN PURSUANT TO N.J.S.A.40: 55D-28. The discussion was opened to the public and closed with no comment. Upon roll call the following votes were cast: AYES: Smith, Pearson, Walter, Brothman, Conrads, Morgan. NAYS: None. ABSTAIN: None. Motion carried.

**AUDIENCE PARTICIPATION:** None.

**CORRESPONDENCE:** None.

**FORMAL APPLICATION HEARINGS:**

APPLICATION #:	WSP – 2017-003
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 appeared with her attorney Megan Ward of Kelly & Ward and was sworn and testified to the following: Mrs. Rodriquez is the owner of JJ8789 LLC d/b/a The Crossed Keys Inn LLC and operates a location at 136 Main Street. The new location at 5 Lenape Road is mainly for food preparation, but she will be seeking the same approval as the prior tenant to hold food tastings, small parties and alcohol tastings with approval of the ABC. She is asking for hours from 7 a.m. to midnight. There will be no structural changes and the dumpster will be enclosed and recycling will be provided for. There could be as many as 10 employees maximum at the location at any one time and the parking lot has ample parking while being designated for all businesses in the building. The applicant requested only the existing signage which is one on the building and one on the door. The fire official will conduct an inspection to ensure it's up to code.

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.

---

APPLICATION #: WSP – 2017-004  
TYPE: Waiver of Site Plan  
APPLICANT: C. Scheuermann  
BUSINESS NAME: Unlocked! Escape Rooms  
ADDRESS: 187 Main Street, Andover NJ 07821  
LOCATION BY TAX MAP: 187 Main Street, Andover NJ 07821  
BLOCK/LOT/ZONE: Block 14 Lot 23 Zone: C1  
EXISTING USE: Tile Store (vacant)  
PROPOSED USE: Escape Room

Carl & Char Scheuermann appeared with their attorney F. William Lavigne and testified to the following: They reside at 170 Tulip St. Dingmans Ferry PA 18328 and they are seeking a waiver of site plan for the location at 187 Main Street to open an Escape Room business. The applicants explained that escape rooms are a type of entertainment in which customers try to solve puzzles designed around theme rooms. They expect to have 2-3 employees and each room will hold about 6-8 participants in the game. The duration of the game is typically about an hour and the hours of operation will be 7 days a week, from noon to 10:30 p.m Sunday – Thursday and noon to midnight on Friday & Saturday. He continued to testify that the business is not a franchise and that there would be three rooms and a party room. There will be no flammable items in the rooms and they will charge per person. There was a discussion regarding the parking and the applicant reported there are 15 spaces and when attorney confirmed that the boat in the parking lot would be removed. The Board attorney reiterated that the zoning officer recommended the removal be part of the conditions. The applicant did seek approval for prepackaged food and confirmed they would comply to the county recommendation. The issue of signage was discussed. The applicant will be utilizing the 4x8 signage in the front of the building and it will be lighted in both directions from the ground.

A MOTION was made by Mayor Morgan, seconded by Mr. Conrads 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:**

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to approve the memorialization of application #WSP-03- 2017 in the matter of Michele Natoli d/b/a The Missing Peace Wellness Center, 5 Lenape Road, Andover NJ 07821, Block 24 Lot 47 Unit 6 – Zone C1 for waiver of site plan. Upon roll call the following votes were cast: AYES: Smith, Pearson, Morgan, Walter, Brothman, Conrads. NAYS: None. Motion carried.

**NEW BUSINESS:**

Malvitka from Caldwell Associates will communicate with the Board Attorney to prepare appropriate information to be presented to the governing body to finalize the adoption of the master plan reexamination.

There was a brief discussion regarding the sound of gun shots coming from a property that is very close to the border of the borough and can be heard for hours most days. The property is in Andover Township and the Township Police Department are aware, but are unable to do anything about it.

**AUDIENCE PARTICIPATION:** None.

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