

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, MAY 15th, 2017 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

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

ABSENT: Ms. Bourke and Mr. Conrads

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.

MINUTES:

A MOTION was made by Mrs. Smith, seconded by Mayor Morgan to approve the minutes of the meeting held on April 17th, 2017 as presented. Upon roll call the following votes were cast: AYES: Smith, Pearson, Walter, Brothman, Morgan. NAYS: None. ABSTAIN: None. Motion carried.

MASTER PLAN:

A MOTION was made by Mr. Pearson, seconded by Mrs. Smith to approve the ordinance forwarded to them by the governing body titled: AN ORDINANCE AMENDING CHAPTER 134, ENTITLED "ZONING", OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF ANDOVER, COUNTY OF SUSSEX AND STATE OF NEW JERSEY - with the following changes: to remove the portion of the sentence on pages three 134-47 Primary Intended Use and Permitted Uses: "and to the residential neighborhood of Forest Lakes". Upon roll call the following votes were cast: AYES: Smith, Pearson, Walter, Brothman, Morgan. NAYS: None. ABSTAIN: None. Motion carried.

AUDIENCE PARTICIPATION: None.

CORRESPONDENCE: None.

FORMAL APPLICATION HEARINGS:

APPLICATION #:	WSP – 2017-005
TYPE:	Waiver of Site Plan
APPLICANT:	Ian Holover
BUSINESS NAME:	Penny Lane
ADDRESS:	146 Main Street, Andover NJ 07821
LOCATION BY TAX MAP	146 Main Street, Andover, NJ 07821
BLOCK/LOT/ZONE:	Block 22 Lot 2 Qual: 1 - Zone: C1
EXISTING USE:	Antiques and collectibles (Vacant)
PROPOSED USE:	same

The applicant, Ian Holover and his wife, Ariel, appeared with their attorney Michelle Corbett of Dolan and Dolan and were sworn and testified the following: They are leasing the location at 146 Main Street to operate an antique, collectible & auction business. The name of the business will be Penny Lane Antiques and Appraisals LLC and they are seeking a waiver of site plan. The applicant will be renting the space on the north side of the building / left door that faces Route 206. Mr. Holover and his family have been antique dealers since the 1900's. Mr. Holover submitted an aerial photograph marked as Exhibit A-1 and also a 4 page pamphlet outlining the intended business venture marked Exhibit A-2. They plan no modifications to the exterior of the building and were granted permission from the landlord to utilize the freestanding signage in the front of the building along Route 206. Mr. Holover proposed that he is also seeking board approval to utilize the signage space on the north side of the building and also above his doorway which was used by the previous owners. They will be replacing the current bench there with a new one and a planter as well as placing another bench on the other side of the bay window on the left. They would like permission to also place a maximum of 6 items outside during the day only. 3 pieces on the southwest corner of the building on the stones and 3 pieces on the west side of the building just outside the doorway. The Board address the request to place signage on the outside pieces which would indicate they are open. As that expanded the

signage already on the property, the board did not see that this extra signage could be approved. The applicants continued to explain they will be placing two American flags outside of the building along route 206 and that there are 9 parking spaces in the back and 8 spots in the front including one handicap space. The hours of operation will be seven days a week, Monday – Friday from 10 am – 8 pm and Saturday & Sunday from 9 am – 7 pm. They expect to have only 2-3 employees on a regular basis and perhaps up to 7-8 on a day with an auction. The matter of auctions was discussed and the applicant reported that at maximum they would hold perhaps up to one auction per month. There was some concern that perhaps parking could be an issue and the applicant agreed that if that happens he will work out an agreement with the fire department or another land owner. Mr. Holover said that he mainly sells items on e-bay or consignment, but auctions are part of his business. It was asked if the spaced was big enough for auctions and he believes it is. Again he will look into holding an auction in another location if the registration for the items seems to draw a large crowd. Lastly, the board mentioned if he would need a prepackage food license and he thought it might be a good idea even though he didn't expect to use it in the near future. It was explained that while the board could grant the permission, he would still need to file an application with the County Board of Health and also receive a food handlers license should he decide to sell prepackaged food. The board attorney read through the conditions to be set forth by the resolution.

A MOTION was made by Mr. Pearson, seconded by Mrs. Smith to adopt a Resolution for preliminary and final approval for the application for waiver of site. Upon roll call the following votes were cast: AYES: Smith, Pearson, Morgan, Walter, Brothman. NAYS: None. Motion carried.

APPLICATION #:	WSP – 2017-006
TYPE:	Waiver of Site Plan
APPLICANT:	Natalie Gooding
BUSINESS NAME:	Broadwell 27
ADDRESS:	133 Main Street, Andover NJ 07821
LOCATION BY TAX MAP	133 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 21 Lot 5 Zone: C1
EXISTING USE:	Antiques and Collectible (vacant)
PROPOSED USE:	same

Ms. Natalie Gooding appeared before the Board with no representation as she will be the sole proprietor and will not hold an LLC or Corporation. She was sworn and testified that she resides at 920 Homestead Drive and is seeking a waiver of site plan. Ms. Gooding intends to operate an antique and collectibles store at the location of 133 Main Street and will operate a business seven days a week from 9 am to 8 pm with up to three employees. Ms. Gooding discussed the matter of outdoor display with the Board. She was seeking approval of 10 items outside on the porch of the building. After much discussion it was determined that she still would like to have one planter on the porch to leave outside and would bring all other items into the store. With that settled, the applicant asked if she could place five doors in the front of the vacant store between her building and the municipal building – which is also known as 133 Main Street and owned by her landlord. There was much discussion and the board agreed that as long as the 5 doors were secured and were not in the way of pedestrians AND that the approval of these 5 doors was only temporary until the store was rented, they would approve them on a temporary basis. The applicant continued to testify that she will have no flags, but would like to place an open sign on the front of the railing which faces the sidewalk which will be removed when she is closed. She would also be placing a sign for her business “Broadwell 27” above the door. Mrs. Gooding requested permission for a food handler’s license in the event that she chooses to sell water or candy. The Board explained clearly that while they can include approval in her resolution she would still need approval from the County Health Department and a license from the borough.

A MOTION was made by Mrs. Smith, seconded by Mayor Morgan to adopt a Resolution for preliminary and final approval for the application for waiver of site plan. Upon roll call the following votes were cast: AYES: Smith, Pearson, Morgan, Walter, Brothman. NAYS: None. Motion carried.

OLD BUSINESS:

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to approve the memorialization of application #WSP-2017-003 in the matter of Katherine Rodriguez d/b/a 136 Main LLC, 5 Lenape Road, Andover NJ 07821, Block 24 Lot 47 Unit 5 – Zone C1 for waiver of site plan. Upon roll call the following votes were cast: AYES: Smith, Pearson, Morgan, Walter, Brothman. NAYS: None. Motion carried.

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to approve the memorialization of application #WSP-2017-004 in the matter of C. Sheuermann d/b/a Unlocked! Escape Rooms, 185 Main Street, Andover NJ 07821, Block 23 Lot 14 Unit 5 – Zone C1 for waiver of site plan. Upon roll call the following votes were cast: AYES: Smith, Pearson, Morgan, Walter, Brothman. NAYS: None. Motion carried.

NEW BUSINESS:

The Board reviewed the resignation of board member Bonita Bourke and accepted it with regrets. A MOTION was made by Mrs. Smith, seconded by Mr. Pearson to accept this resignation and thank her for her time on the board. Upon roll call the following votes were cast: AYES: Smith, Pearson, Morgan, Walter, Brothman, NAYS: None. Motion carried.

AUDIENCE PARTICIPATION: None.

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

Beth Brothman
Board Secretary