

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 21st, 2018 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

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

ABSENT: Mrs. Daschko

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 Mayor Morgan, seconded by Mr. Walter to approve the minutes of the reorganization meeting held on April 16, 2018. Upon roll call the following votes were cast: AYES: Conrads, Walter, Brothman, Mayor Morgan, Pearson. NAYS: None. ABSTAIN: None. Motion carried.

AUDIENCE PARTICIPATION: None.

CORRESPONDENCE: None.

FORMAL APPLICATION HEARINGS: None.

APPLICATION #:	PZ – WSP – Jagtiani – 03-2018
TYPE:	Waiver of Site Plan
APPLICANT:	Diane Jagtiani
BUSINESS NAME:	TBD
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
PREVIOUS USE:	Antiques and Collectibles
PROPOSED USE:	same

Mrs. Diane Jagtiani appeared before the board and was sworn in by the Board Attorney. Mrs. Jagtiani explained she wanted to open a business at 133 Main Street called Unique Treasures. He hours of operation will be from 9 a.m. to 8 p.m., seven days a week. Concerning parking, she has one reserved space in the back-parking lot, she will utilize the public parking for her customers. She intends to have about 1-2 employees. When asked if she had formulated an LLC or Corporation for this endeavor she said she had not done that yet. On this evening she is without counsel and understands the land use process. She will sell antiques, furniture and various collectibles. She would also like to serve

prepackaged food and beverages. Mrs. Jagtiani agreed there will be no perishable food sales. Mrs. Jagtiani agreed to obtain insurance and will not sublease the premises or engage in consignment activity. The only signage proposed is a “sticker like” placard that will be placed over the door. Mrs. Jagtiani requested to have an outdoor bench with a flower pot that will be left out overnight. The matter was opened to the public and closed without comment.

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

OLD BUSINESS: None.

NEW BUSINESS: The board reviewed Zoning Ordinance to Amend Section 134-41 Entitled “Other Permitted Uses”, of Article VIII, Entitled “C-1 Commercial Zone” of Chapter 134, Entitled “Zoning”, of the Code of the Borough of Andover, County of Sussex, New Jersey. After some discussion the following motion was made to this proposed ordinance amendment to the governing by for introduction and adoption. A MOTION was made by Mayor Morgan, seconded by Mr. Pearson. Upon roll call the following votes were cast: AYES: Smith, Pearson, Walter, Brothman, Conrads, Morgan and Daschko. NAYS: None. ABSTAIN: None. Motion carried

AUDIENCE PARTICIPATION: None.

RESOLUTIONS:

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to approve the memorialization of an application for Preliminary & Final Site Plan Approval made by Clarke Moynihan, block 29 Lot 2.01, 229 Route 206 decided on April 16, 2018. Upon roll call the following votes were cast: AYES: Smith, Pearson, Walter, Brothman, Conrads, Morgan and Daschko. NAYS: None. ABSTAIN: None. Motion carried

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ADJOURN:

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

Beth Brothman
Board Secretary