

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 18, 2019 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

PRESENT: Walter, Morgan, Pearson, Daschko, Brothman and Smith

ABSENT: 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 Mayor Morgan, seconded by Mrs. Smith to approve the minutes of the meeting held on January 28, 2019. Upon roll call the following votes were cast: AYES: Smith, Morgan, Pearson, Walter, and Brothman. NAYS: None. ABSTAIN: Daschko. Motion carried.

A MOTION was made by Mayor Morgan, seconded by Mrs. Smith to approve the minutes of the meeting held on February 25, 2019. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, and Brothman. NAYS: None. ABSTAIN: Daschko and Pearson. Motion carried.

AUDIENCE PARTICIPATION:

Mr. Jerry Bernotas of 193 Lindley Court stated he was present to observe the application for Andover Hunt & Fish. He is aware that the applicant is seeking to carry the hearing to the April meeting. He asked if he would be provided another notice. He was advised by the Planning Board Attorney that he would not and that he could contact the Planning Board Secretary, Mrs. Brothman, for meeting date information.

CORRESPONDENCE: None.

FORMAL APPLICATION HEARINGS:

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| APPLICATION #: | PZ – WSP – 05-2019 – Kazar (196 Main Street LLC) |
| APPLICANT: | Ed Kazar and Garrett Kazar |
| BUSINESS NAME: | Andover Hunt & Fish |
| ADDRESS: | 196 Main Street, Andover NJ 07821 |
| BLOCK/LOT/ZONE: | Block 24 Lot 19 Zone: C1 |
| PREVIOUS USE: | Currently used as sporting good business |
| PROPOSED USE: | request for expanded outdoor use |

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to carry the application to the April 15th meeting with not further notice requirement as per applicant's request. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Daschko, Pearson and Brothman. NAYS: None. Motion carried.

APPLICATION #: PZ-WSP-03-2019- Irontown International Trading LLC
APPLICANT: Irontown International LLC
BUSINESS NAME: TBD
ADDRESS: 5 Lenape Road – Unit 2B, Andover NJ 07821
BLOCK/LOT/ZONE: Block 24 Lot 47 Unit 2B- Zone: C1
PREVIOUS USE: warehouse (vacant)
PROPOSED USE: Warehouse

Matthew Moench of Moench Law appeared before the board with his client Mr. Steve Tylee. Mr. Tylee was sworn in and began his testimony. Mr. Tylee is a 3 time Mr. England who is seeking to utilize the warehouse space of Unit #2b to ship and receive exercise equipment as well as assemble this equipment prior to distribution. He continued to explain that he invented and distributes exercise equipment and expects that he will receive one shipment a month from China. The equipment fits into a box truck / 40-foot container which will not be stored on site. The shipments are brought in via UPS freight and R&R carriers. Mr. Tylee employees up to 6 p/t employees who will be on location 1 day a week to receive and ship out. There will be no customers coming to the site as it will be used as a warehouse only. He will utilize about 6 parking spaces at once, but he is nowhere near that now. The hours of operation are from 8 a.m. to 6 p.m. Monday – Saturday. His employees will use a fork lift to move the boxes and place signage on the loading dock. Other signage will include the Route 206, Route 517 and ABFD signs. He understands that those other three signs are pending the plans as required with the subdivision application for Pio Costa / SGP Century LLC. Mr. Moench, the applicant's attorney, also represented Pio Costa / SGP Century LLC and was aware of this requirement.

A MOTION was made by Mayor Morgan, seconded by Mrs. Smith to approve the application as per resolution. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Daschko, Pearson and Brothman. NAYS: None. Motion carried.

APPLICATION #: PZ-WSP-06-2019- Budich/Santucci
APPLICANT: Chris Budich & Scott Santucci
BUSINESS NAME: TBD
ADDRESS: 2 Lenape Road, Andover NJ 07821
BLOCK/LOT/ZONE: Block 11 Lot 3.01 Zone: C1
PREVIOUS USE: retail space (vacant)
PROPOSED USE: Bicycle Shop

Mr. Chris Budich and Scott Santucci appeared before the board and were sworn in. They testified that there is no LLC or corporate structure and no attorney need to be present on their behalf for that reason. Mr. Budich reported that he and his partner intend to open a bicycle shop at the referenced location. With access to the Sussex Branch trail they feel it makes a great spot to reach their customer base. They intend to for a portion of their business to be rental of mountain bikes and eventually e-bikes. E-bikes, it was explained, are battery powered bicycles that are perfect for people who may not have the body strength to go long distances without some assistance. Their business will also include retail sales of bicycles as well as repair of bicycles to make them a full service shop. There was some discussion that they would like to utilize some of the indoor space for training classes during the off season to help people to keep their physicality when the road conditions do not permit it. Their hours of operation will be 7 days a week from 8 a.m. to 9 p.m. Their testimony continued to discuss the parking lot which contains approximately 25 spaces. They will have approximately 6 employees at various times. The lease agreement includes the retail space which is about 2600 sq. ft. and the barn outside 2400 sq. ft. which may only be used as storage and no retail business can be conducted from that space without board approval. They intend to add extra lighting to the outside as well as a bike rack. They requested permission to add an outdoor air hose and an outdoor bike spray. Both of these items would be on the South West side of the building. The board determined that a sketch must be provided to zoning. Other than these requests there will be no other merchandise outside. The signage was

reported to be the following: A lighted sign attached to the building on the west side, another lighted sign on the north side of the building at ground level, there are brackets for a sign above the entranceway on the north side of the building and signage on the south side of the building. Lastly, the applicants reported that they would like to have a grand opening to include a food truck. It was explained that a food truck would have to abide by the local code.

A MOTION was made by Mr. Pearson, seconded by Mrs. Daschko to approve the application as per resolution. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Daschko, Pearson and Brothman. NAYS: None. Motion carried.

APPLICATION #: PZ-WSP-07-2019- Gonzalez
APPLICANT: Dorine Gonzalez
BUSINESS NAME: Craft Café
ADDRESS: 144-146 Main Street Unit C, Andover NJ 07821
BLOCK/LOT/ZONE: Block 22 Lot 2 Unit C- Zone: C1
PREVIOUS USE: retail/office space (vacant)
PROPOSED USE: Craft Cafe

Dorine Gonzalez appeared before the board and was sworn in. She testified that she has not established an LLC so she is not required to have an attorney present. Ms. Gonzalez reported that she is intending on opening up a children's entertainment and party space at the above referenced location. The type of services will include a calendar of events which will utilize the two rooms for parties that are upstairs as well as a sensory area downstairs. She continued to explain that while the name implies a café she will not be preparing any food. She will make an arrangement with a local pizzeria such as Fire House Pizza to provide a menu of food for her clients. She will have a coffee station and sell some prepackaged food which will be within the regulations of the County Board of Health. Ms. Gonzalez intends to operate seven days a week from 7 a.m. to 10 p.m. and hopes to have up to four employees at the peak. Signage was determined to be one 10x11 sign above the door, one sign on main street and on sign on Gristmill Lane. Furthermore, she wanted to add that she did not want to exclude the possibility of extending her crafts to adults during the evening hours. The parking at that location is shared. There was a brief mention that in the case of overflow she will discuss the possibility of utilizing parking at the doctor's office across the street.

A MOTION was made by Mrs. Smith, seconded by Mayor Morgan to approve the application as per resolution. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Daschko, Pearson and Brothman. NAYS: None. Motion carried.

APPLICATION #: PZ-WSP-08-2019- Lida / Belits
APPLICANT: Achieve 24 Fitness Andover LLC - Mychal Lida & Adam Belits
BUSINESS NAME: Achieve 24 Fitness
ADDRESS: 5 Lenape Road – Gristmill Plaza – Unit 2A & 3
BLOCK/LOT/ZONE: Block 24 Lot 47 Unit 2A & 3 - Zone: C1
PREVIOUS USE: retail/office space (vacant)
PROPOSED USE: Fitness Center

Mr. Mychal Jensen Lida and Adam Belits appeared before the board and were sworn in. They appeared with their attorney Jane Paftinos. Mr. Belits testified that he is a personal trainer and Mr. Jensen-Lida owns another gym in Hackettstown. The other location owned by Mr. Jensen-Lida explained the model of the business is to operate Monday-Friday from 8 a.m. to 9 p.m. and on Saturday from 10 a.m. to 5 p.m. with premier members entitled to additional access to the facility during off hours. They explained that they have a state of the art security system and will keep the area well lit. The lightening in the parking lot will be repaired and/or enhanced for extra security. Mr. Jensen-Lida continued to testify that at any given time he may have up to 20

people in the gym at one time. Personal trainers will be on hand and they do offer some classes. Employees would include 2 full time and 3-part time people at the peak. This would be to cover the front desk and other areas. The children's play/wait area will be monitored and be fully insured. The business will offer some prepacked foods such as water and protein bars. Mr. Beltis presented a floor plan marked exhibit A-1. Signage was determined to be four signs. One 4x3 lighted sign over the door, one along 206, one along 517 and one on the ABFD sign post. Lastly, they mentioned that they would also be holding a grand opening and would like to have a food truck cater the event in the parking lot. They were told that as it's a throughway they would need to talk with the State Police about the logistics of this and that the food truck would go through zoning.

A MOTION was made by Mayor Morgan, seconded by Mrs. Daschko to approve the application as per resolution. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Daschko, Pearson and Brothman. NAYS: None. Motion carried.

OLD BUSINESS:

The board reviewed the ordinance amendment #134-38 accessory uses as provided by the governing body after their introduction.

A MOTION was made by Mr. Pearson, seconded by Mrs. Brothman to approve the ordinance amendment as presented with no revisions being offered and forward back to the governing body for adoption. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, Daschko, Pearson and Brothman. NAYS: None. Motion carried.

NEW BUSINESS:

Mrs. Daschko asked about the parking lot of the Gristmill Plaza and reported that she felt with the new businesses coming in that something should be done with the parking lot. It was explained that the owner said some repairs would be done, but we cannot force a complete repaving of the parking lot.

RESOLUTIONS:

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to memorialize a resolution for #PZ-WSP- 01-2019 for Daniel Weldon, 139 Main Street – block 23 lot 1 decided on February 25, 2019. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, and Brothman. NAYS: None. ABSTAIN: Daschko and Pearson. Motion carried.

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to memorialize a resolution for #PZ-WSP- 04-2019 for Timothy & Michele King – Kingautore LLC, 5 Lenape Road – Gristmill Plaza – block 24 lot 47 Unit: 5 - decided on February 25, 2019. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, and Brothman. NAYS: None. ABSTAIN: Daschko and Pearson. Motion carried.

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to memorialize a resolution for #PZ – 02-2019 for SGP Century LLC – 5 Lenape Road – Gristmill Plaza block 24 lot 47 - decided on February 25, 2019. Upon roll call the following votes were cast: AYES: Smith, Morgan, Walter, and Brothman. NAYS: None. ABSTAIN: Daschko and Pearson. Motion carried.

AUDIENCE PARTICIPATION: None.

ANY OTHER BUSINESS: None.

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

Beth Brothman
Board Secretary