

**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, AUGUST 19, 2019 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.**

**PRESENT:** Smith, Daschko, Morgan, Conrads, Brothman, and Walter.

**ABSENT:** Olenick and Pearson

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. Conrads to approve the minutes of the meeting held on April 15, 2019. Upon roll call the following votes were cast: AYES: Smith, Daschko, Morgan, Conrads, Walter, and Brothman. NAYS: None. ABSTAIN: None. Motion carried.

**AUDIENCE PARTICIPATION:** None.

**CORRESPONDENCE: The following was presented to the board:**

Letter from State NJDEP Div. of Land Use Regulation re: Withdraw of Pending Freshwater Wetlands Letter of Line Verification.

**FORMAL APPLICATION HEARINGS:**

APPLICATION #:	PZ – WSP – 09-2019 – Sonopath LLC – 141 Main
APPLICANT:	Sonopath LLC
BUSINESS NAME	not provided
ADDRESS:	141 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 23 Lot 2 Zone: C1
PREVIOUS USE:	vacant office/education
PROPOSED USE:	office / education

- Ms. Annette Meyer, Administrative Asst. for applicant and their attorney, Mr. William Haggerty, appeared before the board, was sworn in and testified to the following. Ms. Meyer indicated that her employer, Dr. Lindquist, also operate the location under Shade Tree Enterprises LLC. The intention of this operation is to hold medical teaching classes utilizing a piece of equipment designed and distributed by Sonopath LLC. This space in the back of the property will be used as an educational facility for ultrasounds on animals. In addition, tele medical consults and administrative offices will also operate from this location. Currently, the sessions are done through the Andover Animal Hospital about six times a year. At this time, they expect the classes on site to be held on Friday, Saturday and Sundays from 8 a.m. to 6 p.m., but ending as late as 9 p.m. on Fridays. These conferences can bring up to 40 participants. The testimony continued to provide that the parking will be sealed and striped and the lighting will remain the same. Signage for the location will be etched on the front

door. No additional signage was requested. They employ 2-3 employees at this location who will work Monday – Friday. The testimony continued to explain that while the doctor is a veterinarian, this location is strictly an educational facility. No clients will bring animals to this location except for the services of the educational lectures. No animals will be kept on site except during these educational sessions which will last no more than the weekend. Their opening is expected for September 13<sup>th</sup>. There was a brief conversation regarding the need for a one-way sign. Mr. Conrads suggested that would fall under the responsibility of the Borough. Lastly, Mr. Haggerty confirmed that the small retail building on the front of the property is still in process of renovation and will require to come back when that is complete.

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

---

APPLICATION #:	PZ – WSP – 10-2019 – Choka – 250 Main
APPLICANT:	Justin Choka
BUSINESS NAME:	JC Tree & Land Cleaning LLC
ADDRESS:	250 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 23 Lot 1 Zone: C1
PREVIOUS USE:	vacant garden center
PROPOSED USE:	list provided with application

- Mr. Justin Choka, the applicant, appeared with his attorney, Mr. F. William LaVigne. The applicant was sworn in and the following testimony was provided. Mr. Choka would like to operate a wood operation business at the location. He has a fire wood rack in the corner of the property to sell by the load. He will be bringing in whole logs and cut on site. There will be no slabs. He will employ 3-4 employees and operate from 7 a.m. to 8 p.m. Monday – Saturday and Sunday from 8 a.m. to noon. He continued to report that he will have seasonal use of the store for various garden center items. The signage on the property is a freestanding sign and one on the building

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

---

APPLICATION #:	PZ – WSP – 11-2019 – Stewart – 144 Main
APPLICANT:	Linda Stewart
BUSINESS NAME:	not provided
ADDRESS:	144-146 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 22 Lot 2 Zone: C1
PREVIOUS USE:	vacant office/retail
PROPOSED USE:	psychotherapy office

- Ms. Linda Stewart appeared before the board and was sworn in by attorney. Ms. Stewart testified that she is a licensed clinical social worker and licensed clinical drug and alcohol counselor living in Sparta. She is interested in branching her office into Andover Borough in private practice. She continued to report that her patients primarily are adult survivors of

trauma and she utilizes systematic intervention, yoga and other various techniques. In addition, there would be no more than three patients at any given time with any other counselors within her practice. Her intention is to call her office Andover Mental Health & Wellness. There was a brief conversation regarding signage. The signage approved for that location include 3 signs at each corner of the property and above the door way. Her hours of operation will be 9 a.m. to 9 p.m. Monday – Sunday. Saturday / Sundays only in an emergency. Furthermore, Ms. Stewart indicated that she would like to put up some walls within the space to create offices. At this time a Mr. Richard Meyer identified himself and was sworn into record and testified that the space would not require electric and also that the space while having 1-3 therapists may employ a part time receptionist in the future.

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

---

APPLICATION #: PZ – WSP– 12-2019 – Brettler – 152A Main  
APPLICANT: Griffin Brettler / Andre Kedrowitsch  
BUSINESS NAME: Fire House Pizza  
ADDRESS: 152A Main Street, Andover NJ 07821  
BLOCK/LOT/ZONE: Block 24 Lot 46.02 Zone: C1  
PREVIOUS USE: Pizzeria  
PROPOSED USE: Pizzeria

- Applicant failed to appear. No action taken.

**OLD BUSINESS:** None.

**NEW BUSINESS:** Mr. Conrads requested that the governing body look into the number of garbage companies that pick up in the Borough and consider limiting it to one day a week.

**RESOLUTIONS:** None.

**AUDIENCE PARTICIPATION:** None.

**ANY OTHER BUSINESS:** None.

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

Beth Brothman  
Board Secretary