

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, NOVEMBER 16, 2019 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

PRESENT: Smith, Pearson, Brothman, Conrads, Olenick (7:19 p.m.), Morgan, and Walter.

ABSENT: Daschko

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 Mr. Conrads, seconded by Mr. Pearson to approve the minutes of the meeting held on August 19, 2019. Upon roll call the following votes were cast: AYES: Smith, Brothman, Conrads, Morgan, and Walter. NAYS: None. ABSTAIN: Pearson. Motion carried.

AUDIENCE PARTICIPATION: None.

CORRESPONDENCE: None.

FORMAL APPLICATION HEARINGS:

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

Mr. Griffin Brettler appeared before the board, was sworn in by the board attorney and testified to the following. Mr. Brettler and his partner, Mr. Kedrowitsch are the new business owners of Fire House Pizza located at 152 Main Street. Mr. Brettler testified that he is operating an already functioning pizzeria seven days a week from 10 a.m. to 10 p.m. He employees two people full time. The name will remain the same and the signage on the building and the free standing post along Route 206 in front of the ABFD. He has been making some changes and finding that the public is enjoying those changes. He may be doing delivery soon. He expects no expansion except to improve this location. He does not have any outdoor dining, but will come back to the clerk for that information if needed.

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

APPLICATION #: PZ – WSP– 13-2019 – Sunn Kis – 184 Main
APPLICANT: Sunn Kis, LLC
BUSINESS NAME: Vacant Restaurant
ADDRESS: 184 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE: Block 24 Lot 24 Zone: C1
PREVIOUS USE: Vacant Restaurant
PROPOSED USE: Restaurant – addition of walk in box

Mark Nixon, owner of Marksmen Enterprises appeared with his attorney F. William LaVigne. The applicant was sworn and testified to the following. The Premises was previously operated as a mixed use pizzeria restaurant with an upstairs apartment which he proposes to lease the apartment to a residential tenant and lease the restaurant to Vinny & Son pizzeria. Mr. Nixon proposes to construct a ten (10) feet by ten (10) feet concrete pad outside the rear of the building in order to install a walk in refrigerator/freezer for use by the restaurant. To do so, he intends to leave the building structure the same as it currently exists, and is not proposing any exterior renovations except for the addition of the concrete pad and walk in refrigerator/freezer. Mr. Nixon testified that the parking lot will be striped and that before the work is performed, he will review the striping plan, location of the concrete pad for the refrigerator/freezer, dumpster pad and fencing with the Board Engineer.

He continued to testify that that any signs to be installed by the restaurant, will be consistent with what is existing at the property. He continued to testify that there will be no change to the ingress and egress to the property and that there is sufficient parking to accommodate the proposed use. Furthermore, he testified that the existing exterior lighting is being upgraded, and that the residential tenant's parking will be in the designated gravel area.

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, Brothman, Conrads, Pearson, Olenick, Morgan, and Walter. NAYS: None. ABSTAIN: None. Motion carried.

APPLICATION #: PZ – WSP– 14-2019 – Luna Chimney – 196 Main
APPLICANT: Luna Chimney Services Inc.
BUSINESS NAME: Luna Chimney
ADDRESS: 196 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE: Block 24 Lot 19 Zone: C1
PREVIOUS USE: Retail Space
PROPOSED USE: Retail

The applicant failed to show for this hearing.

APPLICATION #: PZ – WSP– 15-2019 – Bruzzese – 184 Main
APPLICANT: Frank Bruzzese
BUSINESS NAME: Vacant Restaurant
ADDRESS: 184 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE: Block 24 Lot 24 Zone: C1
PREVIOUS USE: Vacant Restaurant
PROPOSED USE: Restaurant

Mr. Frank Bruzzese appeared before the board for the location of 184 Main Street. Mr. Bruzzese was sworn in by the board attorney and testified to the following. He and his family owned a few pizzerias in the area since 1983. They intend to name this location Vinny & Sons Pizza and will be open seven days a week from 10 a.m. to 10 p.m. They are considering offering delivery supplied by one of the 3-4 employees they will have. Mr. Bruzzese will retain the three points of signage on the property. The signage includes a lighted freestanding sign, a lighted sign on the south side of the building and one in the front of building. They will be holding a soft open when they are ready and then a grand opening. Mr. Bruzzese was not sure when he would be opening. The location does include an apartment upstairs and parking is available for that tenant.

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

OLD BUSINESS: None.

NEW BUSINESS: Ordinance Review re: Inclusion of zoning permit review w/ fee to Andover Borough Code was conducted by the Board. A MOTION was made by Mr. Conrads, seconded by Mr. Pearson to forward the ordinance back to the governing body with no objections. Upon roll call the following votes were cast: AYES: Smith, Brothman, Conrads, Pearson, Olenick, Morgan, and Walter. NAYS: None. ABSTAIN: None. Motion carried.

RESOLUTIONS:

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to memorialize a resolution for #PZ-WSP-09- 2019 for Sonopath, LLC – Shade Tree – 141 Main Street – block 23 lot 2 – decided on August 19, 2019. Upon roll call the following votes were cast: AYES: Smith, Brothman, Conrads, Pearson, Olenick, Morgan, and Walter. NAYS: None. ABSTAIN: None. Motion carried.

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to memorialize a resolution for #PZ-WSP-10-2019 for Justin Choka – JC Tree & Land Cleaning LLC - 250 Main Street – block 32 lot 1 – decided on August 19, 2019. Upon roll call the following votes were cast: AYES: Smith, Brothman, Conrads, Pearson, Olenick, Morgan, and Walter. NAYS: None. ABSTAIN: None. Motion carried.

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to memorialize a resolution for #PZ-WSP-11-2019 for Linda Stewart – 144-146 Main Street, – block 22 lot 2 - decided on August 19, 2019. Upon roll call the following votes were cast: AYES: Smith, Brothman, Conrads, Pearson, Olenick, Morgan, and Walter. NAYS: None. ABSTAIN: None. Motion carried.

AUDIENCE PARTICIPATION: None.

ANY OTHER BUSINESS: The Mayor mentioned that the governing body did adopted a livestock at large ordinance to address recent issues.

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