

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, JANUARY 27, 2020 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

PRESENT: Messrs. Walter, Conrads, Morgan, Pearson, Mrs. Brothman, Mrs. Daschko,

ABSENT: Mrs. Smith and Mr. Olenick, (vacancies)

ALSO PRESENT: Johnathan N. Frodella, 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.

The oath of office was administered to Beth Brothman, Class II, Peter Pearson, Class III, Heidi Daschko, Class IV

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to elect Mr. Walter as Chairman of the Board. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried.

A MOTION was made by Mayor Morgan, seconded by Mr. Conrads to elect Mrs. Daschko as Vice Chairman. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried.

A MOTION was made by Mr. Conrads, seconded by Mayor Morgan to name the N.J. Herald and N.J. Sunday Herald as official newspaper. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried.

A MOTION was made by Mr. Conrads, seconded by Mr. Pearson that the regular meetings of the Board will be the 1st and 3rd Monday of each month. In the event the 3rd Monday is a holiday Monday the meeting will be the 4th Monday. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried.

A MOTION was made by Mr. Pearson, seconded by Mrs. Daschko to appoint Beth Brothman as Board Secretary. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Conrads. NAYS: None. ABSTAIN: Brothman. Motion carried.

Professional Appointments:

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to appoint Jonathan Frodella of Laddey, Clark & Ryan LLP as Board Attorney. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried.

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to appoint Cory Stoner of H.E. Pellow & Associates as Board Engineer. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to appoint Jessica Caldwell of Caldwell & Associates as Board Planner. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried

REGULAR MEETING:

AUDIENCE PARTICIPATION: None.

APPLICATION #: PZ -02-2020 – Superior Elec - WSP
TYPE: Waiver of Site Plan
APPLICANT: Superior Electrical Contracting LLC
BUSINESS NAME: Same
ADDRESS: 219 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE: Block 28.02 Lot 1 Zone: C1
PREVIOUS USE: Vacant Contractor's Office
PROPOSED USE: Contractor's Office

Mr. Joseph Ryan appeared with his attorney F. William LaVigne. The applicant was sworn in and testified to the following. Mr. Ryan will be occupying the space located at 219 Main Street which was previously known as Sphere Construction. Mr. Ryan continued to explain that he will not operate this business in any way different than the approval granted to J. Nechamkin in their site plan. The space currently is vacant. The testimony continued to explain that the Superior Electric is an electrical contracting business which will operate from Monday – Saturday from the hours of 8 a.m. to 5 p.m. He has a total of about 3 office employees who will bring about 3-4 vehicles to the parking lot. He further stated that he will be occupying the front of the building, but does not expect much, if any, retail.

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

OLD BUSINESS: None.

NEW BUSINESS:

Engineer Memorandum re: Resolution of Compliance – Site Plan & Variance Application for Clarke Moynihan Landscaping & Construction.

RESOLUTIONS:

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to memorialize the Resolution in the matter of PZ-12-2019 – Griffin Brettler and Andre Kedrowitsch decided on 11-18-19. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried

A MOTION was made by Mayor Morgan, seconded by Mr. Conrads to memorialize the Resolution in the matter of PZ-15-2019 – Frank Bruzzese dba Vinny & Sons decided on 11-18-19. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to memorialize the Resolution in the matter of PZ-13-2019 – Sunn Kis LLC decided on 11-18-19. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried

Attorney Annual Report:

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to approve the Attorney Annual Update of NJDA 40:55D-70.1 for 2020 Recommendations and forward to the governing body. Upon roll call the following votes were cast: AYES: Daschko, Morgan, Pearson, Walter, Brothman, Conrads. NAYS: None. ABSTAIN: None. Motion carried

ANY OTHER BUSINESS: Mrs. Brothman discussed with the Board a consideration to focus attention on the CCO of a property (which could be performed by inspector of the municipality) with the objective being to reduce the costs associated with board applications by various businesses; and reserve board applications for businesses who are in need of approval for activities that require an amendment of a previous site plan approval.

AUDIENCE PARTICIPATION: None.

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

Beth Brothman
Board Secretary