

**A REORGANIZATION MEETING OF THE PLANNING /ZONING BOARD OF THE  
BOROUGH OF ANDOVER, COUNTY OF SUSSEX, STATE OF NEW JERSEY WAS HELD  
ON MONDAY, JANUARY 25, 2021 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.**

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

ABSENT: Olenick

ALSO PRESENT: J. Frodella, Board 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: Peter Pearson, Class III  
Beth Brothman, Class II  
Jay Breitz, Class IV

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to elect Jim Walter as Chairman of the Board. Upon roll call the following vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: None. Motion carried.

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to elect Heidi Daschko as Vice Chairman. Upon roll call the following vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: None. Motion carried.

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

A MOTION was made by Mayor Morgan, seconded by Mrs. Brothman that the regular meetings of the Board will be the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month. In the event the 3<sup>rd</sup> Monday is a holiday Monday the meeting will be the 4<sup>th</sup> Monday. Upon roll call the following vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: 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 vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: None. ABSTAIN: Brothman. Motion carried.

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

A MOTION was made by Peter Pearson, seconded by Mayor Morgan to appoint Cory Stoner of H.E. Pellow & Associates as Board Engineer. Upon roll call the following vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: None. Motion carried.

**REGULAR MEETING:**

**AUDIENCE PARTICIPATION:** None.

**FORMAL APPLICATIONS:**

APPLICATION #: PZ – 02-2019 – SGP Century LLC – Gristmill Plaza Site Plan  
APPLICANT: SGP Century LLC  
BUSINESS NAME: Gristmill Plaza  
ADDRESS: 5 Lenape Road, Andover NJ 07821  
BLOCK/LOT/ZONE: Block 24 Lot 47 Zone: C1  
PREVIOUS USE: Independent Commercial Use  
PROPOSED USE: Same – amend resolution decided on 3/18/19

Attorney for applicant requested continuance on this application to meeting of 3/15/21.  
**A MOTION** was made by Mr. Pearson, seconded by Mayor Morgan to continue application to the meeting of 3/15/21. Upon roll call the following vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: None. Motion carried.

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APPLICATION #: PZ – 01-2020 – SGP Century LLC – Helistop  
APPLICANT: SGP Century LLC  
BUSINESS NAME: Gristmill Plaza  
ADDRESS: 5 Lenape Road, Andover NJ 07821  
BLOCK/LOT/ZONE: Block 24 Lot 47 Zone: C1  
PREVIOUS USE: Parking Lot  
PROPOSED USE: Helistop

Attorney for applicant requested continuance on this application to meeting of 3/15/21.  
**A MOTION** was made by Mr. Pearson, seconded by Mayor Morgan to continue application to the meeting of 3/15/21. Upon roll call the following vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: None. Motion carried.

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APPLICATION #: PZ – 07-2020- Caffeine LLC - WSP  
APPLICANT: Caffeine LLC  
BUSINESS NAME: Old Crow's Coffee House  
ADDRESS: 5 Lenape Road, Andover NJ 07821  
BLOCK/LOT/ZONE: Block 24 Lot 47 Zone: C1 Unit #5  
PREVIOUS USE: `Coffee House  
PROPOSED USE: Coffee House

Applicant failed to appear. Applicant will be contacted regarding the next hearing of 2/22/21.  
**A MOTION** was made by Mr. Pearson, seconded by Mayor Morgan to continue application to the meeting of 2/22/21. Upon roll call the following vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: None. Motion carried.

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APPLICATION #: PZ – 02-2021- Outdoors Capital Adventures Inc  
d/b/a Andover Hunt & Fish  
APPLICANT: Outdoors Capital Adventures Inc  
BUSINESS NAME: Andover Hunt and Fish  
ADDRESS: 196 Main Street, Andover NJ 07821  
BLOCK/LOT/ZONE: Block 24 Lot 19 Zone: C1  
PREVIOUS USE: sporting good shop  
PROPOSED USE: sporting good shop

Diane and Gerald Mamuric appeared before the board with their attorney Mark A. Speed and sworn in to testify to the following information. Mr. & Mrs. Mamuric are buying the business known as Andover Hunt & Fish from the current owner. Mrs. Mamuric indicated that the hours of operation would remain the same which are 5:00 a.m. to 8:00 p.m., seven days per week. The shop will have about three full time employees and two part time employees. Mr. and Mrs. Mamuric will both be there full time. They testified that they were in compliance with prior resolutions on the property pertaining outdoor display and storage for the Andover Hunt & Fish. The applicants confirmed they were not seeking any additional requests for display or storage and that they understood the restrictions on banners as per their 2014 resolution. It was clarified that they are continuing to sell fire arms and they need this boards approve to submit that application for the FFL. Lastly, Mayor Morgan communicated water utility information relating to the chlorinated water system. The Mayor offered a suggestion that bait fish should not be put directing into the water after filling the tank, but to allow time for the chlorine residual to dissipate.

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

**OLD BUSINESS:** None.

**NEW BUSINESS:**

Mayor Morgan clarified that the publishing in the New Jersey Herald and Sunday Herald was to meet the two local paper requirement for legal notifications.

**RESOLUTION:**

A MOTION was made by Mr. Pearson, seconded by Mrs. Brothman to approve the Attorney Annual Update of NJSA 40:55D-70.1 for 2021 Recommendations. Upon roll call the following vote was cast: AYES: Walter, Morgan, Pearson, Breitz, Brothman, Daschko and Smith. NAYS: None. Motion carried.

**AUDIENCE PARTICIPATION:** None.

**ANY OTHER BUSINESS:** None.

MOTION was made by Mayor Morgan, seconded by Mr. Pearson to adjourn the meeting. Upon roll call the following vote was cast: AYES: All in favor. NAYS: None. Motion carried.

Beth Brothman  
Board Secretary