

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 15, 2021 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

PRESENT: Walter, Morgan, Pearson, Brothman, Daschko, and Breitz (7:10 p.m.)

ABSENT: Olenick, Smith

ALSO PRESENT: Jonathan Frodella, Attorney

The meeting was called the meeting to order with a salute to the flag and in accordance with the Open Public Meetings Act by advertising notice of meeting in the N.J. Herald, posting copy of notice in the Borough Hall and on the Borough website.

Oath of Office: Mr. Olenick was absent.

MINUTES:

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to approve the minutes of the meeting held on January 25th, 2021. Upon roll call the following votes were cast: AYES: Walter, Morgan, Pearson, Brothman, Daschko. NAYS: None. ABSTAIN: None. Motion carried.

****Mr. Breitz entered into record 7:10 p.m. *****

AUDIENCE PARTICIPATION: None.

CORRESPONDENCE: None.

FORMAL APPLICATIONS:

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

Mr. William Haggerty, attorney for the applicant, represented Travis Vandenburg in the application for Caffeine, LLC. The Board attorney swore the applicant in and the following is his testimony.

Mr. Vandenburg testified that he purchased the turnkey business and is operating the same with no changes proposed except that of he would like to extend his business hours to 4 p.m. He may apply for different signage in the future. Hours of operation are Tuesday to Sunday from 8 am to 4 pm and they will serve their breakfast and lunch patrons with two employees. Mr. Vandenburg confirmed that he will obtain the necessary annual food handlers license.

A MOTION by Mrs. Brothman, seconded by Mayor Morgan to approve the application as submitted and testified. Upon roll call the following votes were cast: AYES: Walter, Morgan, Pearson, Brothman, Daschko, and Breitz. NAYS: None. ABSTAIN: None. Motion carried.

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

Prior to the meeting, the applicant requested an extension to the next meeting date.

A MOTION by Mr. Pearson, seconded by Mr. Smith to table to the application to the next regular meeting to be held on 4/19/21. Upon roll call the following votes were cast: AYES: Walter, Morgan, Pearson, Brothman, Daschko, and Breitz. NAYS: None. ABSTAIN: None. Motion carried.

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

Matthew Moench, attorney for the applicant, and Frank Mileto, Architect for the applicant were present. The Board attorney swore the applicant in and the following is his testimony.

Representation for the applicant provided the updated information necessary to clarify the changes in square footage of the built-out units since the original approval. The testimony laid out the correct dimensions of each unit as:

1. US Post Office Retail 3,275 SF (Floor 1) – **UNIT #1**
2. Open Box Shoppe Retail 15,000 SF (Floor 1) – **UNIT #2**
3. Real Time Fitness 3,417 SF (Floor 1) – **UNIT #2A**
4. Irontown 5,000 SF (Floor 1) – **UNIT #2B**
5. Vacant Retail 2,400 SF (Floor 1) – **UNIT #2C**
6. Real Time Fitness 445 SF (Floor 1) – **UNIT #3**
7. Hot Locks Salon Retail 600 SF (Floor 1) – **UNIT #4**
8. Kingautore Café Restaurant 1,040 SF (Floor 1) – **UNIT #5**
9. Green Connection Warehouse 1,550 SF (Floor 2) – **UNIT #6&7**
10. The Missing Peace Therapist 1,673 SF (Floor 2) – **UNIT #8&9**

Mr. Moench stated that the meeting was being held to correct the original plan information to reflect the actual size of each unit.

Mayor Morgan asked if the lease agreement with the fire department is still in place as that was a condition of the prior approval. Mr. Moench stated that he believes it is and that if anyone believes there is a zoning violation with respect to parking, they should report it.

A MOTION by Mrs. Brothman, seconded by Mrs. Daschko to approve the application as submitted and testified. Upon roll call the following votes were cast: AYES: Walter, Morgan, Pearson, Brothman, Daschko, and Breitz. NAYS: None. ABSTAIN: None. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS: None.

RESOLUTIONS:

A MOTION was made by Mayor Morgan, seconded by Mr. Pearson to memorialize a resolution for #PZ- 01-2021- Sonopath – 141 Main for Sonopath Education, LLC, 141 Main Street – block 23 lot 2 Zone C1 - decided on February 22, 2021 – Waiver of Site Plan. Upon roll call the following votes were cast: AYES: Walter, Morgan, Pearson, Brothman, Daschko, Breitz. NAYS: None. Motion carried.

AUDIENCE PARTICIPATION: None.

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

Beth Brothman
Board Secretary