

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, SEPTEMBER 20th, 2021 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

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

ABSENT: None.

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.

AUDIENCE PARTICIPATION: None.

CORRESPONDENCE: None.

FORMAL APPLICATIONS:

APPLICATION #:	PZ – 04-2021 – Frank R. Holtaway & Son – 187 Main Street
APPLICANT:	Frank R. Holtaway & Son, Inc.
ADDRESS:	187 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 23 Lot 14 Zone: C1
PREVIOUS USE:	Vacant
PROPOSED USE:	Electrical Engineering & Service

Ryan Dooley appeared before the board with his attorney, Robert Kinney of Heimerl Law Firm and testified to that his company purchased the property located at 187 Main Street and intends to operate his electrical business from that location. He is not seeking any changes to signage or the building. The business will operate from Monday – Friday 8 a.m. to 5 p.m. and he employees 3-4 employees. His business has a 24-hour service element, but nothing that will cause the building to be open 24 hours. He has 3 vehicles that will use the parking and he intends to improve the light through upgrading. He will be putting a small garage or shed up in the future and knows that requires board approval. He will upgrade the landscaping and improve drainage issues by regrading the back side of the hill after the septic is repaired.

A MOTION was made by Mr. Pearson, seconded by Mrs. Daschko to pass a resolution for preliminary and final site plan approval. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Pearson, Brothman, Daschko, and Breitz. NAYS: None. Motion carried.

APPLICATION #:	PZ – 05-2021 – Manzo – Sugarplum Cottage LLC – 131 Main Street
APPLICANT:	JoAnn Manzo dba Sugarplum Cottage LLC
ADDRESS:	131 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 21 Lot 4 Zone: C1
PREVIOUS USE:	Vacant Retail
PROPOSED USE:	Retail / Antique Shop

Joann Manzo appeared before the board in application of waiver of site plan for the location at 131 Main Street. Ms. Manzo testified that she will be operating an antique and gift shop at this location by herself as the only employee, but will bring in additional vendors. She will operate seven days a week from 8 a.m. to 9 p.m. and requests to display some items outside on the porch. The place for outside display will be to the right side of the door and will not cause any tripping hazards or safety issues. She presented two items of evidence recorded as A-1 for outdoor display and A-2 for signage. Ms. Manzo will be utilizing the available signage on the building to include one lit box sign and 2 signs that hang from the porch opening above the railings. She requested a food handler permit approval as she may sell prepackaged goods and candy.

A MOTION was made by Mr. Pearson, seconded by Mayor Morgan to pass a resolution for preliminary and final approval. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Pearson, Brothman, Daschko, and Breitz. NAYS: 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

**This application is being carried to the meeting of November 15, 2021 at the applicant's request.*
A MOTION was made by Mayor Morgan, seconded by Mrs. Daschko to carried this application

OLD BUSINESS: None.

NEW BUSINESS:

The Mayor reported that a cannabis tax was introduced at the last governing body meeting. He continued to report that the Water Tower project will begin next Monday and bring the water offline for three weeks.

AUDIENCE PARTICIPATION: None.

RESOLUTIONS: None.

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

Beth Brothman
Board Secretary