

**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 15<sup>th</sup>, 2021 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.**

**PRESENT:** Walter, Morgan, Smith, Pearson, Brothman, Daschko, Breitz and DiRenzo.

**ABSENT:** None.

**ALSO, PRESENT:** Jonathan Frodella, Attorney  
Cory Stoner, Engineer

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.

**MINUTES:**

A MOTION was made by Mayor Morgan, seconded by Mrs. Daschko to approve the minutes of the meeting held on September 20<sup>th</sup>, 2021. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Pearson, Daschko, Brothman, Breitz. NAYS: None. ABSTAIN: DiRenzo. Motion carried.

A MOTION was made by Mayor Morgan, seconded by Mrs. Daschko to approve the minutes of the meeting held on October 18<sup>th</sup>, 2021. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Pearson, Daschko, Brothman, DiRenzo, Breitz. NAYS: None. ABSTAIN: None. Motion carried.

**AUDIENCE PARTICIPATION:** None.

**CORRESPONDENCE:** None.

**FORMAL APPLICATIONS:**

APPLICATION #:	PZ – 10-2021 – Sweet Lace Photography – Block 22 Lot 2 - WSP
APPLICANT:	Sarojanie Kaloo (Sara Boodram)
ADDRESS:	146 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 22 Lot 2 Zone: C1
PREVIOUS USE:	Vacant Retail
PROPOSED USE:	Photography studio / store

Sara Boodram aka Saronjanie Kaloo appeared before the board and swore to the following. She is leasing a location a 146-147 Main Street (one of three units) as a photography studio. She will be the only employee and will be open from Monday to Sunday. Her hours of operation will be 9:30 a.m. to 8 p.m. She will utilize 4 signs on the property. One freestanding sign in the front of the building, a placard above the door and also on signs at the North and South sides of the property. She brings clients in and will serve coffee. Any food or beverage provided will be under the guidance of the County Board of Health and issued a food handlers license.

A MOTION was made by Mrs. Daschko, seconded by Mrs. Smith to pass a resolution approving the use. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Pearson, Daschko, Brothman, Breitz, DiRenzo. NAYS: None. ABSTAIN: None. Motion carried.

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APPLICATION #:	PZ – 06-2021 – One Way Property Management LLC – Site Plan
APPLICANT:	One Way Property Management, LLC dba Arbor care Tree Service
BUSINESS NAME:	Arbor Care Tree Service
ADDRESS:	49 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 4 Lot 2 Zone: C3
PREVIOUS USE:	Cellular tower/ related structures
PROPOSED USE:	Cellular tower/ unrelated wood splitting, wood storage, and vehicle parking

\* For this D-Variance application, Mayor Morgan and Councilman Peter Pearson recused themselves.

\*(7:20 p.m.) Mr. Pearson recused himself from the board meeting for the rest of the evening.

Mr. Steven Schepis, of The Law Office of Steven C. Schepis, LLC, attorney for the applicant, appeared before the board. Mr. Schepis represents Arbor Care Tree Service. After a brief explanation of the property which has a cell tower located on the property as an accessory use, it was detailed that the applicant would like to use the property for his tree service. In conjunction with the business, logs are generated. As part of the business these logs are split into firewood and sold. Arbor Care would like to use the property to split, store logs and park various equipment. As part of the proposal, a gravel parking area and small metal building/garage will be on the property to be used in conjunction with this business. This application is seeking preliminary and final site plan approval and there will be a use "D1" variance required. He stated that there is an easement through the property for the cell tower access.

Mr. Joseph Golden of Golden & Morgan Engineering, 222 Angelo Drive, Sparta NJ began his testimony by confirming that a LOI was received from the NJDOT confirming that the business would not create a significant increase in traffic. No new access permit is required. He continued to state that there will be no expansion of the wetlands/riparian delineation and it is marked-out so that they are not crossed and testified to the well and septic requirements. He stated that the building will house portable log splitters.

Brian Cramer of Cramer Environmental appeared for his client for the wetland and buffers. He provided a complete wetland delineation. The LOI sought from NJDEP assumed the worst-case scenario and he personally flagged the site. He stated that the transition zone is 150 feet and is measured by soil, hydration and vegetation. Pertaining to a structure, the septic would be 150 feet from wetlands minimum. He discussed the issues causing the property to be environmentally constrained as its 40 feet from the road frontage.

Anthony Nunez, owner of the property, residing at 508 Maxim Drive, Andover Township was sworn in and reported that the location has had many trees cut down. They remove them and then use others to stack the logs between. Mr. Nunez stated that Arbor Care aka One Way Property Management consists of 12 employees total and has 12 vehicles maximum on the property. That would include 4 chippers, 4 trailers, 2 containers. The containers will be removed when the building is done. The building is proposed to be 30x50 with 3 garage doors, with a maximum height of 25 feet to the peak. It will have a small office. A septic will be installed when that is constructed. Lighting will be in the parking lot. The business operates Monday – Saturday 6:30 a.m. to 6:30 p.m. He expects to construct the building within 2 years. He does not sell from the property. He will only do limited delivery.

Dawyn Sanding, 1 West Central Avenue, Wharton was sworn in and testified he is a partner. He stated they limit clear cutting and follow an outside buffer.

Donna Holmquist, licensed planning professional and CEO of Preferred Planning Group LLC, 110 Chestnut Rd, Suite Montvale, NJ, provided testimony that upon review of the Master Plan and zoning requirement the applicants business is consistent and compatible with use in that area. She referred to the area as the gateway to the Borough and stated that the activity of this business would not be visible to the roadway or trail and has a low intensity use. Exhibit A-1 was entered showing buffers and mature vegetation.

Mr. Schepis provided Exhibit A-2, Winter view with photo location and explained to the board how the tree care operation has limited distribution and that this business meets the intent of merging of commercial and some light industrial business. This business is specialized and is suitable for the area. He continued to state that the requirement for variance hardship has been met as the ext. wetlands and required buffers constrain what can be built on this property. He stated again, the business is consistent and compatible.

Signage was requested to for the front entrance. The applicant requested a sign 24 square feet, double sided with lighting. There will be no wood stands and the NJDOT review for driveway entrance found no further finding and access is okay. There will be a dumpster on site.

Cory Stoner, municipal engineer, explained that a variance would be required for the following: width of the driveway at 24 ft., the lining loading space, concrete curbing, graveled parking spaces. Mr. Stoner reviewed the application and provided a comprehensive plan that outline the uses permitted and the requirements to be met.

In closing, Mr. Schepis reiterated that this business is the most suitable for the environmental constraints. The businesses can coexist with no issues. He's a local guy, hardworking and provides a service.

The matter was opened to the public and closed without comment.

A MOTION was made by Mrs. Smith, seconded by Mrs. Daschko to pass a resolution approving preliminary and final site plan approval and Variance Requests based upon engineer report and review. Upon roll call the following votes were cast: AYES: Walter, Smith, Daschko, Brothman, Breitz, DiRenzo. NAYS: None. ABSTAIN: 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

As per communication with applicant, failure to appear by 11/15/21 would result in a cancellation of this application.

**A MOTION** was made by Mayor Morgan, seconded by Mr. Breitz to approve the cancellation of this application #PZ-01-2020 without prejudice. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Pearson, Daschko, Brothman, DiRenzo, Breitz. NAYS: None. ABSTAIN: None. Motion carried.

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**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**AUDIENCE PARTICIPATION:** None.

**RESOLUTIONS:**

**A MOTION** was made by Mayor Morgan, seconded by Mrs. Brothman to memorialize a Resolution for PZ 09-2021 for Timothy Haas, dba I Choose You Limited Liability Co - Gristmill, 5 Lenape Road – block 24 lot 47 Unit 6 & 7 - Zone C1 – decided on October 18, 2021 – for waiver of site plan. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Pearson, Daschko, Brothman, DiRenzo, Breitz. NAYS: None. ABSTAIN: None. Motion carried

**A MOTION** was made by Mayor Morgan, seconded by Mrs. Brothman to memorialize a Resolution for PZ 06-2020 for Anthony Amaducci – Main Street Billboard – 216 Main Street – block 27 lot 3 Zone C1 – decided on October 18, 2021 – for cancellation of submitted application at applicant’s request. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Pearson, Daschko, Brothman, DiRenzo, Breitz. NAYS: None. ABSTAIN: None. Motion carried.

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

Beth Brothman  
Board Secretary