

**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, JUNE 20, 2022 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.**

**PRESENT:** Morgan, Walter, Lane, Breitz, Daschko and Brothman

**ABSENT:** DiRenzo and R. 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.

**MINUTES:**

A MOTION was made by Mayor Morgan, seconded by Mr. Lane to approve the minute of the meeting held on April 18, 2022. Upon roll call the following votes were cast: AYES: Morgan, Brothman, Walter, Daschko and Lane. NAYS: None. ABSTAIN: Breitz. Motion carried.

**AUDIENCE PARTICIPATION:** None.

**CORRESPONDENCE:**

The planning board was provided a copy of H.E. Pellow Engineer Report dated 05/27/22 re: Engineering Review – Application #PZ02-2022 – Moynihan – 229 Main Street - Block 29 Lot 2.01 which was deemed incomplete.

**FORMAL APPLICATIONS:**

APPLICATION #:	PZ – 03-2022 – Vinny & Son – Perez – 184 Main St - waiver of site plan
APPLICANT:	Selvin A. Perez / Vinny & Son Andover Pizza LLC
ADDRESS:	184 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE:	Block 24 Lot 24 Zone: C1
PREVIOUS USE:	Pizzeria
PROPOSED USE:	Pizzeria

Mr. Selvin A. Perez appeared before the Planning Board with his attorney Walter Hanley, Esq for waiver of site plan to establish new ownership of Vinny's Pizza, 184 Main Street. Mr. Hanley also introduced Mr. Frank Bruzzese the current owner and seller of the business. Both were sworn in and Mr. Hanley began his report to the board by explaining that his client, Mr. Perez, is a contract purchaser for an asset purchase for the pizzeria/ restaurant only. The subject property is leased and the upstairs apartment is not part of the lease.

Mr. Selvin was sworn in and testified that he will be purchasing the business as a turnkey operation with no changes. He stated that he would continue to operate as it is now with no changes. He does not intend to change the name, hours of operation, parking, # of employees or signage. Signage consists of two signs, one on the building and one freestanding. The current approval on record shows that the hours of operation are seven days a week from 10 am to 10 pm and he has between 1-4 employees. He has no outdoor dining and will be making no alterations. He will continue to use the walk-in cooler that was part of a prior board resolution made by owner. He will continue the dumpster space usage and the menu will stay the same. The applicant was reminded of the requirement to file a transfer of business application with the Sussex County Board of Health as well as renew the retail food handlers license by 8/1/22.

Mr. Bruzzese was sworn in to testimony and stated that Mr. Perez has been helping to operate this location and is taking over a successful business.

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

**OLD BUSINESS:**

There was some discussion on the Route 206 tunnel project. The Mayor provided the status to date. The towns affected in combination with the county and legislature will be drafting a collective response.

There was some conversation as to when an application for site plan review may be received for a location seeking retail cannabis. At this point, no application has been received.

The Mayor asked if a census determination had been received by the municipality determining population. The secretary has not received any final determination.

**NEW BUSINESS:** None.

**AUDIENCE PARTICIPATION:** None.

**RESOLUTION:** None.

A MOTION to adjourn was made by Mayor Morgan, seconded by Mr. Lane. Upon roll call the following votes were cast: AYES: All in favor. NAYS: None. Motion carried.

Beth Brothman  
Board Secretary