

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, OCTOBER 17th, 2022 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

PRESENT: Walter, Morgan, Smith, Brothman, Daschko, Lane and DiRenzo

ABSENT: Mr. Breitz. (plus vacancies)

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 – 04-2022 – Parisella dba LHC LLC – 5 Lenape Gristmill Plaza – unit #5
APPLICANT: Albert Parisella / LHC LLC
ADDRESS: 5 Lenape Road, Andover NJ 07821
BLOCK/LOT/ZONE: Block 24 Lot 47 Unit: 5 Zone: C1
PREVIOUS USE: Vacant café
PROPOSED USE: café

Mr. Albert Parisella appeared before the Planning Board with his attorney Dan Benkendorf of Askin Hooker. Mr. Parisella was sworn into testimony. He testified that he intends to open the café unit at the Gristmill Plaza to include unit #5. He explained that he is trying to open in early November. Mr. Benkendorf presented the information that his client is seeking a waiver of the formal site plan amendment as there is no proposed changes. His hours of operation will be seven days a week from 6 a.m. to 5 p.m. and will have approximately four employees. Mr. Parisella reported that he currently owns the Lakehouse Café in Sparta and that he is looking to open another location. He asked if he could include in his application request, up to one evening open for music and food twice a month from 5-11 p.m. It was confirmed through testimony that Mr. Parisella assumes responsibility for garbage and recycling removal. He will be using 2 signs and has approximately 40 parking spaces to use.

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

OLD BUSINESS: None.

NEW BUSINESS: None.

AUDIENCE PARTICIPATION: None.

RESOLUTIONS: None

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

Beth Brothman
Board Secretary