

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, DECEMBER 19th, 2022 AT THE BOROUGH HALL BEGINNING AT 7:00 P.M.

PRESENT: Walter, Morgan, Smith, Brothman, Wojcik, Breitz and DiRenzo

ABSENT: Daschko, Pearson and Lane.

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:

No minutes. Approval of minutes tabled.

A MOTION was made by Mr. Smith, seconded by Mayor Morgan to table the minutes to the next meeting. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Brothman, Wojcik, Breitz and DiRenzo. NAYS: None. ABSTAIN: None. Motion carried.

AUDIENCE PARTICIPATION: None.

CORRESPONDENCE:

Pio Costa Enterprise dated 12/09/22 re: request to allow a temporary helistop at gristmill and response dated 12/15/2022

Byram Twp. dated 11/23/2022 re: Public Hearing Master Plan Reexamination Report.

FORMAL APPLICATIONS:

APPLICATION #: PZ-05-2022 – Buddy’s Dispensary – Site Plan & Conditional Use Variance
APPLICANT: Buddy’s Dispensary LLC c/o Bryan P. Jannuzzi
PROPERTY OWNER: Main Street Property Group, LLC
BUSINESS NAME: Buddy’s Dispensary
ADDRESS: 203 Main Street, Andover NJ 07821
BLOCK/LOT/ZONE: Block 23 Lot 20 Zone: C1\
PREVIOUS USE: Vacant retail commercial w/ Apartment
PROPOSED USE: Cannabis Dispensary Class 5 with conditional use commercial/residential

** The applicant failed to meet the notice requirements, must renote for 01/23/23 meeting.

OLD BUSINESS:

The Mayor reported that the Council is looking into an ordinance change to permit cannabis manufacturing use in the IP (industrial park) zone.

NEW BUSINESS:

2023 Professional Appointments:

A MOTION was made by Mrs. Brothman, seconded by Mr. Smith to approve the 2023 contract agreement for Jonathan N. Frodella of PRB Attorneys at Law LLC as Board Attorney. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Brothman, Wojcik, Breitz and DiRenzo. NAYS: None. ABSTAIN: None. Motion carried.

A MOTION was made by Mr. Smith, seconded by Mayor Morgan to approve the 2023 contract agreement for Cory Stoner of H.E. Pellow & Assoc. Inc. as Board Engineer. Upon roll call the following votes were cast: AYES: Walter, Morgan, Smith, Brothman, Wojcik, Breitz and DiRenzo. NAYS: None. ABSTAIN: None. Motion carried.

AUDIENCE PARTICIPATION: None.

RESOLUTIONS: None.

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

Beth Brothman
Board Secretary