



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
MINUTES
September 3, 2024
7:30 p.m.

CALL TO ORDER:

Mr. Messerschmidt called the meeting to order at 7:30pm.

PLEDGE OF ALLEGIANCE:

Mr. Messerschmidt led everyone in a flag salute.

OPEN PUBLIC MEETINGS ACT NOTICE:

Mr. Messerschmidt read the following into the record:

This is an open public meeting of the Andover Township Land Use Board to be conducted in-person only at the Municipal Building, located at 134 Newton Sparta Rd., Andover, NJ 07860. Notice of this meeting was given in accordance with the Open Public Meetings Act, Chapter 231, Public Law 85. The rules are generally as stated on the agenda. No new testimony will be taken after 10:30pm. Adequate notice of this meeting has been provided, with an electronic copy posted on the Andover Township website at www.andovertwp.org.

ROLL CALL:

Michael Lensak (Class I) - Present
Eric Olsen (Class II) – Present
Eric Karr (Class III) – Present
Suzanne Howell (Class IV) – Present
Richard Skewes (Class IV) – Present
Joseph Ordile (Class IV) – Present
Krista Gilchrist (Class IV) – Present
John Carafello (Class IV) - Absent
Sean Degan (Alternate) – Excused
Karen Rozek (Alternate) - Present
Paul Messerschmidt (Class IV) – Present

Also Present:

Richard Briigliodoro, Esq.

Cory Stoner, PE
Stephanie Pizzulo, Secretary

ADMINISTRATIVE ITEMS:

Approval of Minutes: None.

RESOLUTIONS:

1.) Always Comfy, LLC B: 100 L:2 Application # A22-2

Extension of "c" variance approval for property located at 4 Mountainside Drive, in the R-5 residential district.

A motion to adopt the resolution in the matter of Always Comfy, LLC was made by Ms. Howell and seconded by Mr. Olsen. Roll Call: Eric Olsen – yes, Suzanne Howell – yes, Joseph Ordile – yes, Karen Rozek – yes, Eric Karr – yes, Paul Messerschmidt – yes. Motion carried.

2.) Perona Realty Corporation B: 69 L: 8,10,& 11 Application # A24-4

A resolution for an amended preliminary and final site plan approval, "d"(2) variance approval with ancillary "c" variance relief and an exception from design standards in the matter of Perona Realty Corporation.

A motion to adopt the resolution in the matter of Perona Realty Corporation was made by Mr. Skewes and seconded by Ms. Gilchrist. Roll Call: Suzanne Howell – yes, Joseph Ordile – yes, Richard Skewes – yes, Eric Olsen – yes, Krista Gilchrist – yes, Paul Messerschmidt – yes. Motion carried.

ORDINANCES: None.

COMPLETENESS:

1.) Czapelski, George & Seidman, Donna B: 7 L: 10.02 Application # A24-5

The applicant is requesting a bulk variance for a 14' X 18' shed in the front yard setback.

Mr. Stoner said the application was for a variance for a shed in the front yard and said the application is complete.

A motion to deem the application complete was made by Ms. Howell and seconded by Mr. Lensak. Roll Call: Michael Lensak – yes, Eric Olsen – yes, Eric Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

HEARINGS: (All submitted materials can be found under the Land Use section on the Township website www.andovertwp.org.)

1.) Czapelski, George & Seidman, Donna B: 7 L: 10.02 Application # A24-5

The applicant is requesting a bulk variance for a 14' X 18' shed in the front yard setback.

Mr. Briigliodoro swore in Ms. Donna Seidman who was the property owner. Ms. Seidman clarified the shed would be 12' X 16'. She said the extra two feet on the sides was for the site pad. Ms. Seidman said the shed would be used for a lawn mower, snowplow, bicycles and tools. She said the property is a triangular shape and there are slopes and a leach field that prohibited the shed from a conforming placement.

Mr. Stoner said the existing dwelling does not meet the minimum lot area, which is a preexisting nonconforming condition that was created when the lot was created. He said the variance is for an accessory structure in the front yard.

Mr. Lensak asked about the neighbors. Ms. Seidman said on the one side there is a house under construction and said the neighbor across the street was agreeable to the proposed shed since they had one too.

Ms. Seidman said the shed would look like the home. She said it would be the same coloring and style as the house.

Ms. Seidman presented two photos of the proposed shed and the existing house which was marked and entered as exhibit A-1.

Mr. Messerschmidt asked if the shed would be used for a business to which Ms. Seidman said no. Mr. Messerschmidt asked about the size of the shed and the pad. Ms. Seidman said the pad would be a foot larger than the shed. Mr. Messerschmidt asked if there would be water or electric in the shed to which Ms. Seidman said no.

Mr. Messerschmidt opened the hearing to the public. With nobody coming forward, the meeting was closed to the public.

A motion to approve the application was made by Mr. Lensak and seconded by Mr. Olsen. Roll Call: Michael Lensak – yes, Eric Olsen – yes, Eric Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

2.) Priority Compactor Repair, LLC B: 161 L: 5.02 Application # A23-11

The applicant operates a disposal company and is proposing to use this site for empty dumpster storage, and repairs to dumpsters. The property will not be used to store trash or debris or to park vehicles that have trash or debris in them.

Mr. Michael Selvaggi, Esq. of the law firm Lavery, Selvaggi & Cohen was representing the applicant. He said the property is located in the Route 206 Redevelopment Zone and was the

former Fisher & Son Sawmill property. He said the applicant is seeking to repurpose the property and use it for the repair of garbage compactors. He said it would not be a place to store garbage trucks or garbage. It would just be a place to fix garbage storage containers. He said it is a conditional use and there would be testimony that there would be no odor, noise or toxic chemicals used. He said all of the repairs would take place inside of the main building. Mr. Selvaggi took the position that the applicant meets the conditions of the conditional use variance and therefore the Class I and Class III Board Members remained for the hearing.

Mr. Briigliodoro swore in Mr. Louis Roselle, owner of Priority Compactor Repair, LLC. Mr. Roselle said he owns the company with his brother and he runs the repair part of the business. He said they own garbage and recycling companies and they supply compactors and containers to customers. He said Priority Compactor Repair, LLC supplies all for the dumpsters to the garbage collection part of the business. He said the sizes range from two cubic yards to eight cubic yards. He said the larger dumpsters range from 10 cubic yards to 40 cubic yards. Mr. Roselle gave the dimensions of the various dumpsters. He said the smaller dumpsters are used at office buildings and the larger ones would be used for construction sites, supermarkets or hospitals.

Mr. Roselle said they are proposing to repair dumpsters at the Andover property. He said a typical repair would be to the bottom or sides, which have rotted out. He said they weld metal onto them, paint them and fix the lids and wheels. He said the dumpsters would be brought to the site on the company trucks. He said that currently Priority Compactor is operating in East Orange and they would get about one or two dumpster a day for repairs and the dumpsters arrive empty.

Mr. Roselle said the repairs would be done inside the building. He said they use sheet metal, pipe, channel and angle iron in the repair process and the painting is done by hand with a paintbrushes and rollers. He said they do not spray them and there are no toxic materials used in the repair process. He said there would be minimal smoke coming from the welding process. Mr. Roselle said there would be noise from the hammering but it would be done inside. He said the dumpsters would be moved inside the building on a truck and once repaired they are moved outside and taken away usually the same day. He said if all of his contracts were to be canceled, there could be 200 dumpsters on the site. The dumpsters would not be stacked, would be stored to the rear of the property, and would not be seen from the street. There would be three employees plus himself onsite. He said sometimes they hire temporary employees and then there would be five employees. The hours of operation are 7am to 3pm. Monday through Friday. Mr. Roselle said if they get busy, they might have employees come in on a Saturday for a half day. He said a service truck and forklift would remain on the property. The materials used in the repair process are delivered from the metal supplier and would be stored by the Quonset hut. Deliveries are once a week or once every two weeks. There are no customers coming to the site. Mr. Roselle said they are proposing an office trailer on site as well.

Currently there is a nonconforming sign on the street, which would be removed. They would only have a street number sign. There is no liquid waste only solid metal, which would be put into a container and taken to the scrap metal yard.

Mr. Lensak asked about the material storage. Mr. Roselle said it is stored on racks outside. Mr. Lensak asked if the delivery truck would have room to turn around to which Mr. Roselle said yes. Mr. Lensak asked if the containers are cleaned offsite to which Mr. Roselle said yes.

Mr. Ordile asked if they repair dumpsters that do not belong to them. Mr. Roselle said that occasionally he would repair someone else's dumpster. Mr. Ordile asked the maximum number of dumpsters that would be in the yard. Mr. Roselle said about 30 or 40 at any one time. Mr. Ordile asked if they are closing the East Orange or Fairfield facilities. Mr. Roselle said no; they are just expanding the operation. Mr. Ordile asked about the two trailers currently on the property. Mr. Roselle said he would move them on the property and use them for tool storage. Mr. Ordile asked if the applicant would consider paving the gravel area at the entrance up to the gate, maintain the landscape area and clean up the sign area. Mr. Roselle said he would pave the gravel area to the gate and add some plantings. Mr. Ordile asked about the gate. Mr. Roselle said he would replace the gate for security.

Ms. Gilchrist asked if the associated entity had a valid A901 license to which Mr. Roselle said yes.

Mr. Olsen asked about dumpsters that could not be repaired to which Mr. Roselle said they scrap them. He said they would not be piled up onsite. Mr. Olsen asked about the scrap materials to which Mr. Roselle said it would all go into a dumpster. Mr. Olsen asked about the storage of the tanks. Mr. Roselle said they would be indoors and discussed what types of tanks they would have. He said they are placed against the wall. Mr. Olsen asked about the ventilation in the building. Mr. Roselle said there is a little smoke from the welding and they put a fan behind the welding area. Mr. Olsen asked if the applicant would agree to a condition that dumpsters coming onsite would be clean to which Mr. Roselle said yes.

Mr. Messerschmidt asked who owns the property. Mr. Roselle said it is Andover Real Estate Holdings and Priority Compactor would be the tenant. Mr. Messerschmidt asked if the other locations Mr. Roselle owns are repairing dumpsters. Mr. Roselle said they repair dumpsters at their East Orange, Fairfield and Toms River locations. Mr. Messerschmidt asked if any of those locations have had fines. Mr. Roselle said they have no Notices of Violation for any site. Mr. Messerschmidt asked if the company owns the location where the dumpsters are cleaned. Mr. Roselle said they own the East Orange location and they do the cleaning themselves. Mr. Messerschmidt asked about the port-a-john for the employees. Mr. Roselle said the Fairfield site has a bathroom facility and in East Orange, they have the port-a-john and a sink for washing. Mr. Messerschmidt asked about a break area for employees. Mr. Roselle said they would use the trailer. Mr. Messerschmidt asked if the Quonset hut is open on the ends. Mr. Roselle said the ends are closed but made of fabric and have a fabric door. Mr. Messerschmidt asked about the welding process and the possibility of a fire. Mr. Roselle said it would have a

concrete floor. He said they would have fire extinguishers along the inside of the building. He said they have never had a fire in the 45 years he has been in the business.

Ms. Howell asked what the protocol for making sure someone does not drop off a container that has not been cleaned. Mr. Roselle said he would be there when they are dropping it off and would make sure it was clean. Mr. Roselle said everything is dropped off during business hours.

Mr. Brigliadoro swore in Mr. Richard Procanik, PE. Mr. Procanik gave his qualifications, which were accepted by the Board. Mr. Procanik said he oversaw the drafting of the plans and assisted with the EIS.

Mr. Procanik said the property is approximately 5.72 acres.

Mr. Procanik presented an aerial photograph with the proposed improvements overlaid entitled "714 Route 206 Andover Site Plan Exhibit 30 Scale" dated September 3, 2024 which was marked and entered as exhibit A-1. He said they are proposing to develop along the rear of the property. He said they would improve the gate along the front, the sign within the right-of-way would be removed, and the applicant would further enhance the area within the right-of-way of the site.

Mr. Procanik presented an aerial photograph with proposed improvements entitled "714 Route US 206 Andover Site Plan Exhibit 10 Scale" dated September 3, 2024, which was marked and entered as exhibit A-2. He said under existing conditions there is a Quonset hut structure in disrepair which would be replaced with a similar one. He said the trailer is currently in the setback and would be moved out of the setback. He said there is a 165 square foot trailer, a second trailer about 155 square feet and a shed about 85 square feet. The one trailer and shed would remain in place and be utilized for storage of tools and materials. The Quonset hut will house the repairs. The second trailer would be used for an office and breakroom. He explained the parking spaces and the area where the truck, forklift and roll off will be stored. He explained the onsite recycling containers and the port-a-john. Everything will be outside of the setback areas. He said the previous tenant did disturb the vegetation on the neighboring property and with the property owners consent they would restore that vegetation.

Mr. Procanik explained the area where the dumpsters would be stored while waiting to be repaired and the site for those already repaired. He said there are no lighting pole or lights currently. They are installing three pole lights for parking and the trailer area which would be LED lights mounted at 20'. The only utility they will use onsite is electric. They requested deviations from the requirements of sidewalks along Route 206 and additional lighting from the parking area to the Quonset hut.

The Board took a five-minute break.

Mr. Procanik said they are seeking relief from the paving and curbing of the gravel area because they wanted to keep the existing drainage patterns and not increase land cover. He discussed stormwater and said they are adding a trench towards the existing body of water. Mr. Procanik said they did not want to add curbing on Route 206 because it would require DOT for any approvals. Mr. Stoner asked if they would pave the gravel area. Mr. Procanik said they were not looking to increase any impervious areas. He said it currently acts as a driveway and felt it was compacted. He said they would pave it as long as it did not trigger stormwater requirements.

Mr. Stoner asked about the gate. Mr. Procanik said they would add a new gate and work with Mr. Stoner on the details. There was a discussion on the type of gate. Mr. Procanik said they would install a Knox box. Mr. Stoner asked about the grading. Mr. Procanik said they are not proposing any grading. There was a discussion on the grade of the property. Mr. Stoner asked about the number of containers that would be stored onsite. Mr. Procanik said it was testified to by Mr. Roselle that it would be a maximum of 250. Mr. Salvaggi said that would be the worst case but generally it would be 30 or 40. Mr. Salvaggi said they would agree to no more than 250. Mr. Stoner asked about the gravel pad area. Mr. Procanik said it was for the service truck and storage area. Mr. Stoner asked if the shed and trailers would stay in the area as indicated on the site plan to which Mr. Procanik said yes. Mr. Stoner was ok with the proposed lighting.

Ms. Howell asked if the lighting would be on after hours. Mr. Procanik said it would be on only as needed and on a timer. Ms. Howell asked if there would be tree removal. Mr. Procanik said only with the improvements along the Route 206 right-of-way.

Mr. Procanik went over the EIS and said there would be no detriment by the proposed operation in terms of noise, hazardous material, and the general welfare of the surrounding community. All of the activities would take place within the Quonset hut and do not have any adverse impacts to the area in terms of pollution, noise or environmental concerns. He said surface and ground water quality would have no impacts because they are installing a filter strip that would alleviate any possible surface runoff to the C-1 waterway. They are not infiltrating any ground water. There would be no impact to air quality since the operations would be within the Quonset hut. The traffic offsite is minimal and there would be no idling vehicles so there would be no impact to the air quality. There would be no noise affecting the surrounding areas and the onsite operations would conform to the noise standards. They are not proposing any type of disturbance to the soils so there is no direct impact. The site has some constraints in terms of topography however; the application is not disturbing the slopes or terrain. They are proposing their operation in the same area as the previous tenant where it is relatively flat. They are not proposing any additional landscaping other than improvements along Route 206. Any existing vegetation will remain as is. The architectural design section is not applicable because they are replacing the Quonset hut with like in kind. The property was not classified in any archeological sites. They are consistent with the conditional uses in the Redevelopment Zone and the Master Plan. They are not proposing to bring any water to the site and drainage that exists will remain. It is a low generator user and traffic onsite will be minimal. Scrap metal will be collected onsite and disposed of properly and trash would be placed in a dumpster enclosure and then hauled offsite for proper disposal. There would be welding done in the

Quonset hut and none of the other onsite operations would affect air quality. There is Category-1 waterway however; they would not affect that area. The activity onsite would not cause any soil erosion. They are not proposing any recharge on the site so the streams and drainage would not be impacted. They are not proposing to clear any vegetation other than cleaning up the front. There would be minimal construction, which would include the replacement of the Quonset hut and the requested paving. They are proposing five daily trucks so they would have a minimal impact on noise or traffic. There would be fire extinguishers available and they would follow code compliance. They would not require any additional police protection and there would not burden placed on emergency services. The fabric filter protects the C-1 waterway.

Mr. Messerschmidt asked about endangered or protected species. Mr. Procanik said he did not believe there was any habitat suitable for any threatened or endangered species where the proposed operation would be. Mr. Messerschmidt felt the hammering on dumpsters would create noise. Mr. Procanik said sound would be generated from this operation or any operation however; they would conform to the noise level requirements. Mr. Messerschmidt felt the noise and smoke could affect the endangered or threatened species in the area. Mr. Messerschmidt asked about the neighboring property and what had been done to it. Mr. Procanik said the former owner had cleared the neighboring property of vegetation. Mr. Messerschmidt asked if there had been a discussion with the neighbor, to which Mr. Procanik said no. Mr. Messerschmidt asked if fill needed to be brought to the site to which Mr. Procanik said if they needed to bring fill in it would be a minor amount. Mr. Messerschmidt asked if the applicant would agree to revegetate the gravel area that is not being used to which Mr. Procanik agreed.

Mr. Olsen asked about the size of the parking lot to which Mr. Procanik said it would be five spaces at 9 X 18. Mr. Procanik said he could conform to the 10 X 20 size spaces. Mr. Olsen asked if the parking area could be moved away from the property line. Mr. Procanik agreed to move it back. Mr. Olsen asked for clarification on the flow of traffic within the site to which Mr. Procanik explained the vehicle movements. Mr. Roselle explained the process of moving a dumpster onsite. Mr. Olsen asked how the stormwater is currently moving on the site. Mr. Procanik said the majority of the site is moving towards the pond. There was a discussion on the flow of the water. Mr. Olsen asked if there would idling vehicles to which Mr. Procanik said no. Mr. Olsen asked about the trash dumpsters. Mr. Roselle said there would be one dumpster for trash and indicated the location.

Ms. Gilchrist asked how far the Quonset hut would be from the street to which Mr. Procanik said 577 feet. Ms. Gilchrist asked about screening of the dumpsters and storage. Mr. Procanik said it would be screened with the existing, thick vegetation along Route 206.

Mr. Ordile asked about the vegetation in the gravel and storage areas to which Mr. Procanik said they would clean that up. Mr. Ordile asked if the current structure would be removed. Mr. Procanik said they would remove the Quonset hut and leave the concrete pad. There was a discussion on the size and design of the Quonset hut. Mr. Ordile asked where the trucks would

be fueled. Mr. Roselle said they would be fueled with a 5-gallon can. Mr. Ordile asked about curbing along Route 206. There was a discussion about the curbing. Mr. Selvaggi said they would submit a permit to the DOT and have it be a condition of the Certificate of Occupancy so it did not hold up the construction process. The Board agreed. Mr. Ordile asked about security to which Mr. Procanik said they would have a locked gate.

Ms. Rozek asked about the lighting by the port-a-john to which Mr. Procanik explained that the lighting would cover the parking, Quonset hut and port-a-john areas.

Mr. Lensak asked if the water currently is free flowing to which Mr. Procanik said yes. Mr. Lensak asked if they could add a tracking pad to the entrance to keep mud from going onto Route 206. Mr. Procanik said they agreed to pave that area. There was a discussion on the tracking of mud from the interior of the site to Route 206. Mr. Stoner suggested a condition of approval that no mud be tracked onto Route 206 to which Mr. Selvaggi agreed.

The Board took an eight-minute break.

Mr. Selvaggi clarified that the applicant is willing to apply for a DOT permit. Mr. Karr felt the curbing was over burdensome. Ms. Howell and Ms. Rozek agreed.

Mr. Briigliodoro swore in Mr. Daniel Bloch, PP. Mr. Bloch gave his qualifications, which were accepted by the Board. Mr. Bloch said the application was for a permitted conditional use. The operation complies with industry standards for welding. Mr. Bloch said the relief they are seeking is from installing a sidewalk as required in the Redevelopment Plan. He said there is zero pedestrian use along this portion of Route 206. The other relief sought is from parking lot lighting. He said they are providing lighting in the area where it is need but they do not want to light the entire site. Mr. Bloch said removing some of the gravel would reduce the impervious. He said the site is already disturbed and not being utilized and is dilapidated. He felt the use would not affect the neighbor and the site would not be seen from the neighboring properties. He felt there would be no impact from any noise. He felt it was a good place for the proposed use and said other uses would not work because there is no road frontage.

Ms. Gilchrist said the Redevelopment Plan calls for a wall around the trash enclosure. There was a discussing on a fence or wall in that area. Mr. Selvaggi said they would ask for a waiver from the requirement of a wall.

Mr. Messerschmidt asked that as a condition of approval, if any neighboring property installs a sidewalk, then the applicant would have to install one as well.

Mr. Messerschmidt opened the meeting to the public.

Mr. Briigliodoro swore in Justin Choka asked if the condition regarding the sidewalks would be offered up to other applicants. Mr. Messerschmidt said that is not a question that could be

answered at this time without consulting with the Board Attorney. Mr. Stoner said it would be site specific.

With nobody else coming forward, the meeting was closed to the public.

Mr. Selvaggi gave his summary.

Mr. Brigliadoro went over the exceptions and conditions.

The Board agreed the applicant would not have to apply to the DOT for curbing.

A motion to approve the application with the noted conditions was made by Ms. Howell and seconded by Mr. Lensak. Roll Call: Michael Lensak – yes, Eric Olsen – yes, Eric Karr – yes, Suzanne Howell – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

OLD BUSINESS:

Ms. Howell asked about the sample ordinances for growing cannabis in greenhouses. The Board Secretary said she could not find any sample ordinances.

Mr. Ordile asked about the RFP for a Planner. The Board Secretary had sent out the RFP and received no response.

NEW BUSINESS:

1.) 2025 Budget

Mr. Messerschmidt said that he and the Board Secretary would go before the Township Committee to request a budget for the Land Use Board. The Board discussed the budget and the requested items they wanted to purchase.

LIAISON REPORTS:

Township Committee – Mike Lensak

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

Master Plan – Joseph Ordile

The Board agreed to carry the liaison reports to the following meeting date.

VOUCHERS: None.

PUBLIC PORTION:

Mr. Messerschmidt read the following into the record:

If a member of the public has a question or comment, please raise your hand and wait to be recognized by the Chairperson to speak. Please come forward when recognized and state your name and address, unless you are a registered covered person under Daniel's Law by the Office of Information Privacy. Please refrain from asking questions or making comments about any pending application before the Board, as the applicant may not be present for cross-examination. The Chairperson has the right to limit the amount of time a person from the public has to ask questions and make comments so all members of the public may have a chance to speak.

Justin Choka said he submitted an application to the Board and was notified his survey was not acceptable because of the unclear distances. He said the survey was done in 1979. He said he found meeting minutes from 2004 that stated his property goes out into the road with an easement to the Township. Mr. Messerschmidt suggested Mr. Choka submit the information to the Board Professionals to consider.

James Grenewicz said he received the requested application from the Board Secretary but wanted to know how the application fees were calculated. Mr. Briigliodoro said the fees were based upon the fees of an appeal process. Mr. Briigliodoro explained that appeals are usually pursued in court. Mr. Grenewicz questioned the Land Use Board procedures, which are posted on the website. Mr. Messerschmidt said it is a guide for the public.

With nobody else coming forward, the meeting was closed to the public.

CORRESPONDENCE:

- 1.) Email from James Grenewicz
Re: Request for specific Land Use Board application
- 2.) From: Matthew Sinke, PE, Sussex County Division of Engineering
Re: Preliminary Site Plan Review for National Land Developers

PENDING APPLICATIONS:

- 1.) Ringo Properties – Hearing continuation 10.1.24
- 2.) Choka, Justin – Hearing 9.17.24
- 3.) Canniff, William & Michelle – 9.17.24
- 4.) National Land Developers, LLC – Completeness Determination 9.17.24
- 5.) Woodmont Treatment Center, LLC – Completeness Determination

UPCOMING MEETINGS: September 17, 2024, October 1, 2024

ADJOURNMENT:

With no further business to come before the Board, a motion to adjourn was made by Mr. Olsen. It was seconded by Mr. Karr and passed with everyone saying aye.

Respectfully submitted,
/s/ Stephanie Pizzulo
Stephanie Pizzulo
Land Use Administration