



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
October 4, 2022
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

OPEN PUBLIC MEETINGS ACT NOTICE:

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:

ADMINISTRATIVE ITEMS:

Approval of Minutes: None.

RESOLUTIONS: None.

COMPLETENESS REVIEWS:

1.) **Larick, John B:151 L:19 Application # A22-4** Deemed Incomplete 9.22
The applicant is seeking preliminary and final site plan approval to demolish existing structures on the property and erect a new principal structure and other site improvements including the parking lot and driveways. The improvements are in furtherance of the applicant's vehicle transport business that received use variance approval on March 1, 2022.

2.) **Ringo Properties, LLC B:158 L:6 Application # A22-5**
The applicant/owner seeks approval to develop the property for a combination of uses entailing retail, office, warehouse/storage and/or light manufacturing. A use variance is required for the proposed light manufacturing use, which is not permitted in the Highway Commercial Zone. Associated bulk variances are required.

HEARINGS: None.

ORDINANCES: None.

OLD BUSINESS: None.

NEW BUSINESS:

1.) Andover Township to Permit Class 5 Cannabis Retailer Licenses as a Permitted Use in the Route 206 Redevelopment Zone.

2.) 2023 Land Use Board Budget

LIAISON REPORTS:

Township Committee – Eric Karr

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

Zoning Map/ Zone Changes Subcommittee – Paul Messerschmidt

Master Plan Subcommittee – Joseph Ordile

VOUCHERS: None.

CORRESPONDENCE:

1.) From: Brian P. Cramer, Wetland Scientist, Cramer Ecological Services, LLC

Re: John Larick, Block 151, Lot 19 – Notice of LOI Application Submitted to NJDEP

PUBLIC PORTION:

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. When called, please come to the microphone, state your full name, address, and spell your last name for the record. 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.

UPCOMING MEETINGS: October 18, 2022, October 25, 2022

ADJOURNMENT: