



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
May 7, 2024
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:

COMPLETENESS: None.

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

1.) Area in Need of Redevelopment Study for Block 103, Lots: 2 & 3.02

The purpose of the study is to make a determination as to whether the study area qualifies as a Non-Condemnation Area in Need of Redevelopment. The study area is comprised of two parcels which occupy 75.57 acres with frontage along Newton Sparta Road. Both lots are irregular in shape with the remains of structures present on Lot 2.

2.) 689 Route 206 South, LLC B: 158 L: 1 Application # 23-8

Minor site plan application submitted in response to zoning notices of violation from the Township. No change in use.

ORDINANCES: None.

OLD BUSINESS:

NEW BUSINESS:

1.) Master Plan Survey Results Presentation

LIAISON REPORTS:

Township Committee – Mike Lensak

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

Master Plan – Joseph Ordile

VOUCHERS:

| Company | Purpose | Amount | Paid By |
|----------------------|-------------------------------|---------------|--------------------|
| Weiner Law Group | Andre Andrutchuk | \$448.00 | Applicant's Escrow |
| Harold Pellow Assoc. | Engineering | \$355.00 | Budget |
| Harold Pellow Assoc. | 698 Route 206S – David Mosner | \$142.00 | Applicant's Escrow |
| Harold Pellow Assoc. | Ringo Properties | \$ 71.00 | Applicant's Escrow |
| Harold Pellow Assoc. | Andre Andrutchuk | \$284.00 | Applicant's Escrow |

CORRESPONDENCE:

1.) From: David C. Krueger, Environmental Technology, Inc.

Re: 285 Newton Sparta Rd., Block 106, Lot 17.07 – Application for Wetlands LOI

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. 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.

PENDING APPLICATIONS:

Ballantine Woods – Deemed Complete 4.2.24 / Hearing 5.21.24

Daniel Scully – Deemed Complete 2.20.24 / Hearing 5.21.24

Ringo Properties – Deemed 4.19.24/ Hearing 6.18.24

Priority Compacting Repair, LLC – Deemed Incomplete 1.16.24

UPCOMING MEETINGS: May 21, 2024, June 18, 2024

ADJOURNMENT: