Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
April 1, 2025
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 inperson 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 <a href="https://www.andovertwp.org">www.andovertwp.org</a>. The Township cannot guarantee the reliability of internet service and the ability of a member of the public to join the meeting. In the event that the live stream meeting is unavailable, the in-person meeting will proceed as scheduled.

**ROLL CALL:** 

**ADMINISTRATIVE ITEMS:** 

**Approval of Minutes:** March 18, 2025.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**COMPLETENESS:** 

1.) Abbey Alpha, LLC Block 151, Lots 22 & 22.02 Application # 25-02

The Applicant proposes 102 townhouses (26 vertical & 76 Stacked) for mixed income residents, a wastewater treatment plant, a maintenance building, and 5-bedroom employee/volunteer quarters for the Monastery.

2.) Scotto Land Investments, LLC Block 161, Lots 3 & 3.01 Application # 25-03

The Applicant is proposing an outdoor cannabis cultivation farm as per recently adopted Ordinance 2025-05 which recognized outdoor cannabis cultivation as a conditionally permitted use. The Applicant shall demonstrate satisfaction of the minimum lot size, maximum permitted coverage of cultivated land and enclosed physical barrier, setbacks, security, odor control and signage.

#### **HEARINGS:** None.

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

1.) Scotto Land Investments, LLC Block 161, Lots 3 & 3.01 Application # 25-03

The Applicant is proposing an outdoor cannabis cultivation farm as per recently adopted

Ordinance 2025-05 which recognized outdoor cannabis cultivation as a conditionally permitted use. The Applicant shall demonstrate satisfaction of the minimum lot size, maximum permitted coverage of cultivated land and enclosed physical barrier, setbacks, security, odor control and signage.

### **OLD BUSINESS:**

1.) Meeting Attendance via Zoom.

## **NEW BUSINESS:**

### **LIAISON REPORTS:**

Township Committee – Eric Karr

Environmental Commission – Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

Master Plan – Joseph Ordile

#### **VOUCHERS:**

Company	Purpose	Amount	Paid By
Vogel, Chait, Collins & Schneider	Legal	595.00	Budget
Vogel, Chair, Collins & Schneider	Ringo Properties, LLC	280.50	Applicant's Escrow
Vogel, Chait, Collins & Schneider	Pura Vita, LLC	170.00	Applicant's Escrow

### **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.

**CORRESPONDENCE:** None.

# **SCHEDULING OF PENDING APPLICATIONS:**

- 1.) Pura Vita, LLC, B: 108, L: 1.01 Deemed incomplete 3.4.25
- 2.) Abbey Alpha, LLC B: 151, L: 22 & 22.02 Completeness scheduled for 4.1.25
- 3.) ZJM Properties, LLC B:126, L: 5.03
- 4.) Aguila, Pedro B:134 L: 28

UPCOMING MEETINGS: April 15, 2025, April 29, 2025

**ADJOURNMENT:**