

**TOWNSHIP OF ANDOVER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE #2022-13

**AN ORDINANCE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX, STATE OF
NEW JERSEY, ADOPTING A REDEVELOPMENT PLAN FOR THE ROUTE 206
REDEVELOPMENT AREA KNOWN AS THE ROUTE 206 REDEVELOPMENT PLAN**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Act”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment or areas in need of rehabilitation, as such terms are defined in the Act; and

WHEREAS, on September 2, 2021, the Township of Andover (the “Township”), designated property identified as an area covering 812 acres and 43 tax lots in the Township along US Route 206 and Stickles Pond Road, with specific tax lot and blocks identified in Attachment A, as an area in need of redevelopment in accordance with the Act (the “Redevelopment Area”); and

WHEREAS, the Township Committee referred the development of a redevelopment plan for the Redevelopment Area to the Township’s Land Use Board, which developed and reviewed a redevelopment plan entitled, “Route 206 Redevelopment Plan,” prepared by J Caldwell & Associates, LLC, dated March 2022, which is attached hereto as Attachment A; and

WHEREAS, the Township Committee wishes to adopt the Route 206 Redevelopment Plan as the ordinance governing development in the Redevelopment Area; and

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Andover, in the County of Sussex, and State of New Jersey, as follows:

SECTION 1. The Township concurs with the Township’s Land Use Board’s recommendation that the Route 206 Redevelopment Plan is consistent with the Township’s Master Plan which is attached hereto as Attachment A and is hereby approved.

SECTION 2. The zoning map of the Township of Andover is hereby amended to incorporate the provisions of the Route 206 Redevelopment Plan, establishing the Route 206 Redevelopment Zone District and Andover Hamlet Overlay Zone District, respectively.

SECTION 3. The Route 206 Redevelopment (Attachment A) is hereby incorporated into the Township’s Zoning Ordinance, Chapter 190, as Attachment 9 entitled “Route 206 Redevelopment Zone/Andover Hamlet Overlay Zone”.

SECTION 4. All ordinances of the Township of Andover, which are inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

SECTION 5. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.

SECTION 6. This Ordinance may be renumbered for codification purposes.

SECTION 7. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

ATTACHMENT A

ROUTE 206 REDEVELOPMENT PLAN

Do to the size and scope of this document and for the purposes of advertising, Attachment A is available for viewing on the official Township website: www.andovertwp.org. In addition, any member of the public may request a printed copy of the Redevelopment Plan by contacting the Andover Township Municipal Clerk's office during regular business hours.

NOTICE OF PENDING ORDINANCE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced and passed at first reading at a Regular Meeting of the Township Committee of the Township of Andover held on May 5, 2022. A public hearing regarding same will be held at a hybrid meeting scheduled for June 2, 2022, beginning at 7:00PM, to be held both in person and virtually via Zoom, which details for accessing the meeting are as follows:

Webinar ID: 832 6104 1515

Passcode: 100240

Join Zoom Meeting with browser:

<https://us02web.zoom.us/j/83261041515?pwd=dktJOGJRMWc5MjUxcE9UWWxadlNRdz09>

or

Join Zoom Meeting by Phone:

+ 1 301 715 8592

All persons interested both for and against said ordinance shall be given an opportunity to be heard concerning same.

Patricia L. Bussow, RMC
Administrator/Municipal Clerk