

TOWNSHIP OF ANDOVER
COUNTY OF SUSSEX, STATE OF NEW JERSEY

ORDINANCE #2026-06

**ORDINANCE OF THE TOWNSHIP OF ANDOVER, IN THE COUNTY OF SUSSEX,
NEW JERSEY, ADOPTING AN AMENDED REDEVELOPMENT PLAN FOR THE
ROUTE 206 REDEVELOPMENT AREA, PURSUANT TO THE LOCAL
REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1, *et. seq.***

WHEREAS, the Route 206 Redevelopment Area was designated an Area in Need of Redevelopment by Resolution 2021-91 by the Township Committee of the Township of Andover, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et. seq.*; and

WHEREAS, pursuant to the LRHL at N.J.S.A. 40A:12A-7, “no redevelopment projects shall be undertaken or carried out except in accordance with a Redevelopment Plan adopted by ordinance of the municipal governing body upon its finding that the specifically delineated project area is located in an area in need of redevelopment or an area in need of rehabilitation, or both, as appropriate;” and

WHEREAS, in accordance with the Redevelopment Law, the Municipal Council (the "Township Committee") of the Township of Andover (the "Township") authorized and directed the Township Land Use Board (the "Land Use Board") to review the draft Redevelopment Plan, pursuant to N.J.S.A. 40A:12A-7(e); and,

WHEREAS, following such review, the Land Use Board has rendered its report and recommendations to the Township Committee and noted the amended Redevelopment Plan is not inconsistent with the Township's Master Plan and with comments and recommendations, pursuant to N.J.S.A. 40A:12A-7(e); and,

WHEREAS, the Township Committee hereby finds it appropriate for the amended Redevelopment Plan to be adopted for the Redevelopment Area, the Redevelopment Plan being, among other things, substantially consistent with the Master Plan for the Township; and,

WHEREAS, the Township Committee now desires to adopt the amended Redevelopment Plan and to direct the applicable provisions of the Township's Zoning Ordinance/Code and Map be amended and superseded to reflect the provisions of the Amended Redevelopment Plan, as and to the extent set forth therein;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Andover as follows:

1. Generally. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. Adoption. The Redevelopment Plan, as filed in the Office of the Township Clerk and attached hereto as Exhibit A, is hereby approved and adopted.
3. Amendment of Zoning Ordinance and Map. The sections of the Township's Zoning Ordinance/Code and Map are hereby amended to incorporate and reflect the change in the Redevelopment Plan and, to the extent provided in the current Redevelopment Plan, are superseded thereby.
4. Severability. If any part of this Ordinance shall be deemed invalid, such parts shall be severed and the invalidity thereof shall not affect the remaining parts of this Ordinance.
5. All ordinances and/or parts of ordinance which are inconsistent with this Ordinance shall be repealed as to their inconsistencies only with this Ordinance.

EXHIBIT A