



ANDOVER TOWNSHIP LAND USE APPLICATION

DATE:

Section I. Property Identification: 248 Stickles Pond Road, Andover Twsp, New Jersey

1. Zoning: C-1 Zone

2. Note Block, Lot, and Acreage: Block 151, Lot 21

	Block 151		Lot 21	ACREAGE	96.84 Acres
	BLOCK		LOT		

2.1 Additional Properties:

BLOCK		LOT		ACREAGE	
BLOCK		LOT		ACREAGE	
BLOCK		LOT		ACREAGE	
BLOCK		LOT		ACREAGE	

3. Note Street Address: 248 Stickles Pond Road, Newton, New Jersey 07860

Property Street Address	City	State	Zip Code
248 Stickles Pond Road	Andover (Newton Mailing)	NJ	07860

4. Note all adjoining municipalities:

5. Describe the current use of the property. The parcel consists of an abandoned airport including an asphalt runway, hangars, storage containers, access driveways and other vacant buildings.



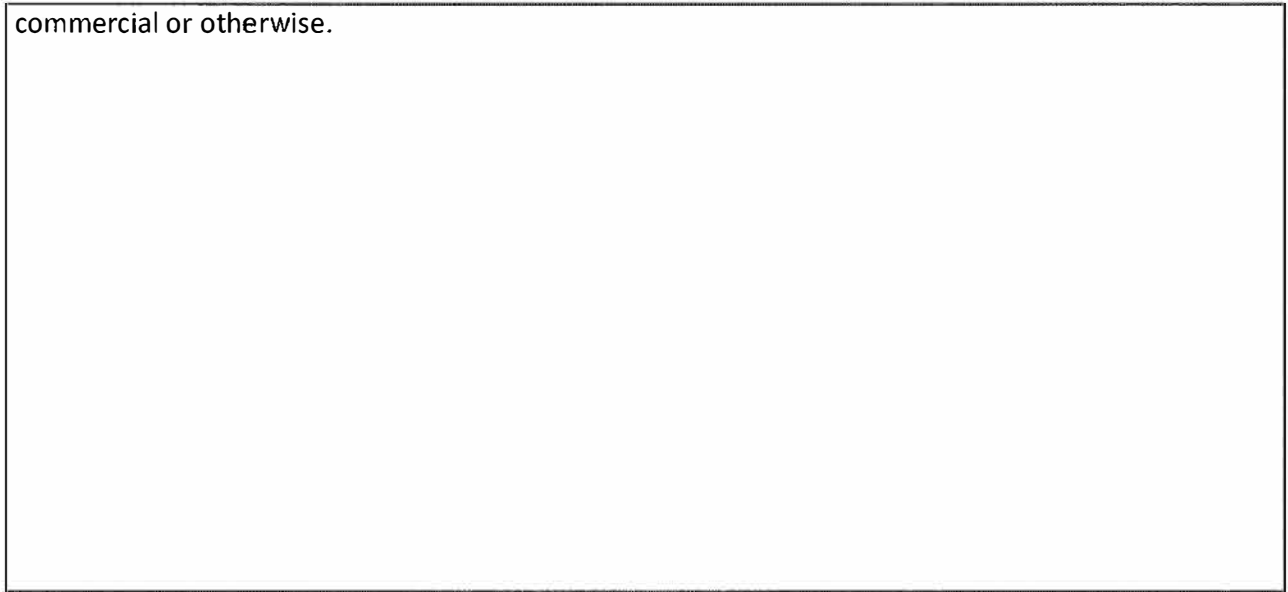
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6. Note any prior Land Use Board approvals: 10/23/1967 Resolution In Re Richard Jump; 03/23/1970 Resolution In Re Elliott Jump; 04/30/1970 Resolution In Re C. Eliot Jump; 04/18/1994 Resolution In Re Stella Jump; 12/30/1999 Resolution In Re Richard Jump; 09/20/2000 Resolution In Re Skys The Limit; 03/13/2002 Resolution In Re Skys The Limit

7. Identify the type of application and provide a summary of the proposal: Application for Preliminary and Final Major Site Plan Approval and variances to permit Applicant to demolish all existing structures, regrade the lot and utilize the property for storage of construction vehicles and construction equipment and materials. In addition, Applicant will install a pedestrian walkway, commercial office building and provide all necessary subsurface and surface stormwater facilities. The runaway will be maintained and used for access and storage.

8. Identify deed restrictions, easements, liens, and Association By-Laws. Attached hereto is a Declaration of Taking, recorded on March 30, 1994, in Deed Book 1989, Page 100, for 3.5818 acres, or 150,022 square feet, to be utilized as a Right of Way Line on Stickles Pond Road.

9. Identify roads accessed or proposed. All existing drives west of STA 137-00 are being removed. A new access drive is proposed in the vicinity of STA 111+00, which will service all incoming and outgoing vehicular traffic, commercial or otherwise.





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Section III. FEES AND ESCROW

Please note that fees and escrow must accompany the application. The submission of separate checks as well as an explanation of the fee/escrow calculations is required.

Amount enclosed for escrow:

Check No.

Explanation: Major Preliminary and Final Site Plan Application.

Amount enclosed for fees:

Check No.

Explanation:

Major Preliminary and Final Site Plan Application

Party responsible for escrow management:

Name: Yaniv Cohen, COO, BHT Properties Group, LLC

EMAIL: yanivc@bhtpropertiesgroup.com

FAX: Office: (954) 406-6744; Direct: (954) 378-1030; Cell: (305) 934-1472

ADDRESS: 5555 Anglers Avenue, Suite 27, Fort Lauderdale, Florida 33312



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Section IV. DEVELOPMENT TEAM CONTACT INFORMATION:

	Name	Address	Telephone	Fax	Email
Applicant	BHT Properties Group Ram Adar & Lula Elharar	5801 SW 48th Street Suite 103 Davie, FL 33312	(954) 369-4008 (954) 406-6744		ram@bhtpropertiesgroup.com lpm18@bhtpropertiesgroup.com
Owner	PSE&G Services Corp. c/o Roger J. Trudeau Manager- Real Estate Transactions	80 Park Plaza Newark, NJ 07102	(732) 546-0160		roger.trudeau@pseg.com
Engineer	Engineering & Land Planning Associates, Inc. Wayne J. Ingram	140 West Main Street High Bridge, NJ 08829	(908) 238-0544 ext. 112	(908) 238-9572	wayne@elp-inc.com
Attorney	William T. Haggerty Dolan & Dolan, PA	53 Spring Street PO Box D Newton, NJ 07860	(973) 383-1600 ext. 105	(973) 383-7823	whaggerty@dolanlaw.com
Traffic Expert	Dynamic Engineering Corey Chase	1904 Main Street Chester, NJ 07930	(732) 681-0760		cchase@dynamictraffic.com
Architect	Engineering & Land Planning Associates, Inc. Jennifer Harris	The Creative Arts Bldg 219 Cuthbert St., 5th Fl. Philadelphia, PA 19106	(215) 330-4113 ext. 318	(908)238-9572	jharris@elp-inc.com
Other					



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CERTIFICATION

The undersigned has submitted the accompanying plans, applications (public notice documents can be submitted under separate cover) and other necessary supporting data, and hereby certifies that all information submitted is accurate and complete.

Applicant's Signature: [Handwritten Signature] Date: 3/1/21

Print Name: Manager Ariel Edry


Title: Manager

STATE OF Florida)
COUNTY OF Broward) SS:

Sworn and subscribed to this 1 day of March, 2021.

[Handwritten Signature]

, Notary Public

 **Yaniv Cohen**
COMMISSION # GG248047
EXPIRES: Sept. 10, 2022
Bonded Thru Aaron Notary



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3.

CORPORATION OR PARTNERSHIP FORM

Applications before the Planning Board/Zoning Board of Adjustment by a Corporation or Partnership for a subdivision of 6 or more lots or 25 or more family units or for approval of a site plan to be used for commercial purposes shall list below the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the Partnership, as the case may be, as required by N.J.S.A. 40:55D-48.1.

Owner: Ariel Edry - 100%
BHT Properties Group
5061 SW 48th Street
Suite 103
Davie, Florida 33314

Please note: "No Planning Board, Board of Adjustment or Municipal Governing Body shall approve the application of any Corporation or Partnership which does not comply with the Act" as per N.J.S.A. 40:55D-048.1 et seq., P.L. 1977, Chapter 336, Section 3.

OWNER'S AUTHORIZATION

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

Roger J. Trudeau of full age, being duly sworn according to law on

oath deposes and says the following:

1. I am the Manager - Corporate Real Estate of PSEG Services Corporation, Agent to Public Service Electric and Gas Company ("PSE&G") and have a location address of 80 Park Plaza, Newark, New Jersey 07102.
2. PSE&G is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of Andover, County of Sussex and State of New Jersey and known on the tax assessment map of said Township of Andover as Lot 21 & 21Q0028 in Block 151. Said property being further known by street address as: 248 Stickle Pond Road, Andover, New Jersey.

I acknowledge various entities/individuals shall rely on the statements herein and if same are willfully false, I am subject to punishment.

PUBLIC SERVICE ELECTRIC & GAS
COMPANY

By: PSEG Services Corporation, Agent

By: Roger J. Trudeau

Print Name: _____

Roger J. Trudeau

Title: Manager-Corporate Real Estate Transactions

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

Sworn and subscribed to this 1st day of

March 2021. Lucrezia White
Notary Public

Lucrezia White
Notary Public
New Jersey

My Commission Expires 9-1-21
No. 2349234

SITE INSPECTION AUTHORIZATION FORM

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

Roger J. Trudeau of full age, being duly sworn according to law on oath deposes and says the following:

1. I am the Manager-Real Estate Transactions of PSEG Services Corporation, Agent to Public Service Electric and Gas Company ("PSE&G") and have a location address of 80 Park Plaza, Newark, New Jersey 07102.

2. PSE&G is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of Andover, County of Sussex and State of New Jersey and known on the tax assessment map of said Township of Andover as Lot 21 & 21Q0028 in Block 151 ("the Property"). Said property being further known by street address as: 248 Stickles Pond Road, Andover, New Jersey.

3. Permission is hereby granted for Andover Township Municipal Agencies and their agents to come upon and inspect the Property with respect to that Major Preliminary and Final Site Plan application submitted by BHT Properties Group.

PUBLIC SERVICE ELECTRIC & GAS
COMPANY

By: PSEG Services Corporation, Agent

By: Roger J. Trudeau

Print Name: _____

Title: Roger J. Trudeau
~~Manager-Corporate Real Estate Transactions~~

STATE OF NEW JERSEY)
) SS:
COUNTY OF MIDDLESEX)

Sworn and subscribed to this 1st day of March, 2021, by Lucrezia White
Notary Public

Lucrezia White
Notary Public
New Jersey
My Commission Expires 9-1-21
No. 2349234



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6.

STATUS OF TAXES

In keeping with the Ordinance adopted by the Andover Township Committee July 27, 1976, fixing the procedures governing applications to the Planning and Zoning Boards, Article III, Section 74-39, requiring submission of proof that no taxes or assessments for local improvements are due or delinquent on the property to be subdivided, please submit verification for:

BLOCK(S) 151 LOT (S) 21

DATE _____

TAX COLLECTOR

Verification cannot be submitted on the above mentioned by reason of

DATE _____

TAX COLLECTOR



ANDOVER TOWNSHIP LAND USE APPLICATION

Applicant's and Owner's Acknowledgment of Fees
That May Become Liens on the Subject Property

RE: BHT Properties Group, Application for Preliminary & Final Major Site Plan Approval

Block: 151 Lot: 21

Property Address: 248 Stickles Pond Road, Andover Twsp (Newton Mailing), New Jersey 07864

The undersigned Applicant and Owner hereby acknowledge that:

1. They are financially responsible for any and all fees applicable for the review of the application for development, fees for expert witnesses and/or consultants that may be necessary for the Andover Township Planning Board and/or Zoning Board to engage to make a decision with respect to the application fees for inspection of the property, or for meeting the conditions of approval.
2. It is understood and acknowledged that a lien may be placed on the subject property should the fees not be paid within 24 days of a notice of the amount due being mailed to the applicant and owner, pursuant to the ordinances of the Township of Andover and pursuant to N.J.S.A. 54:5-1 et seq., or other applicable law.
3. Applicant agrees to indemnify Owner from any and all liens that attach to the Property as a result of any fees not paid by the Applicant.

Dated: 3/11/21
Applicant, BHT Properties Group

By: [Signature]

Print Name: Amel Edry

Title: Manager

Witness

Print Name: _____

Owner, [Signature]

By: BY: PSEG SERVICES CORP., its agent

Print Name: _____

Title: Roger J. Trudeau
Manager-Corporate Real Estate Transactions

Witness

[Signature]

Print Name: Lucy White