

DOLAN AND DOLAN

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW
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LEWIS P. DOLAN (1921-1974)

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KAREN GRECO-BUTA
ERIC A. DOUGLAS

OF COUNSEL

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(1950 – 2011)

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CHARLES J. BRAND♦
CATHERINE ANNE GACQUIN***

▲ CERTIFIED CIVIL TRIAL ATTORNEY

** ALSO MEMBER NY BAR

*** ALSO MEMBER PA BAR

**** ALSO MEMBER NY, CA BARS

• CERTIFIED WORKERS COMPENSATION ATTORNEY

♦ CPA, L.L.M. (TAXATION)

+ APPROVED BY THE SUPREME COURT OF NEW
JERSEY AS A FAMILY LAW MEDIATOR

October 27, 2022

Via Electronic Mail & Hand Delivery

spizzulo@andovertp.org

Stephanie Pizzulo, Administrator
Andover Township Land Use Board
134 Newton Sparta Road
Newton, New Jersey 07860

RE: Andover Township Land Use Board
Applicant: BHT Properties Group
Property: 248 Stickles Pond Road, Block 151, Lot 21

Dear Ms. Pizzulo:

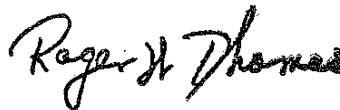
This office represents BHT Properties Group in connection with an Application to the Andover Township Land Use Board. I am attaching the following items:

1. Original and 14 copies of Amended Andover Township Land Use Application;
2. 14 copies Minor Subdivision Checklist #2;
3. 14 copies Minor Subdivision Checklist #2 Waiver Request;
4. 14 copies Revised Site Map, dated 10/3/2022.

By copy of this, we are advising Mr. Molica that this has been hand delivered to your office today.

Very truly yours,

DOLAN AND DOLAN, P.A.



Roger W. Thomas

Stephanie Pizzulo, Administrator
Andover Township
RE: BHT Properties Group/Andover Township Land Use Board
October 26, 2022
2 | Page

RWT:mnk

cc:

Cory Stoner, PE
Corey Chase, PE
Paul Ricci, AICP, PP
Chris Nusser, PE, PP
Matthew Morris, Esq.
Liz Durkin, Esq.
Thomas Molica, Esq.
Rodrigo Baldizon
Michael Kovacs



ANDOVER TOWNSHIP LAND USE APPLICATION

DATE:

Section I. Property Identification: 248 Stickle Pond, Andover Twp, New Jersey

1. Zoning: C-1 Zone

2. Note Block, Lot, and Acreage:

	151		21	ACREAGE	96.84
	BLOCK		LOT		

2.1 Additional Properties:

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

3. Note Street Address:

Property Street Address	City	State	Zip Code
248 Stickle Pond Road	Newton	NJ	07860

4. Note all adjoining municipalities:

Describe the current use of the property.



ANDOVER TOWNSHIP LAND USE APPLICATION

5. Note any prior Land Use Board approvals: Partial currently contains an abandoned airport with an asphalt runway. Hangers, access drives and other vacant buildings.

6. Identify the type of application and provide a summary of the proposal: See prior application for prior resolutions involving October 23, 1997, resolution, March 23, 1970, resolution, April 30, 1970, resolution, April 18, 1994, resolution, December 30, 1999, resolution, September 20, 2000, resolution, and March 12, 2022 resolution.

7. This application intends to amend the previous preliminary and final minor site plan and variance application to include a minor subdivision as outlined on the minor subdivision maps. The purpose of the minor subdivision is to comply with the request of the State Historic Preservation office (SHPO) which requested that the buildings on site not be removed. The purpose of the subdivision is to accomplish that purpose. Therefore, all other elements of the prior application remain in full, and in fact expect that the Applicant is no longer seeking to demolish existing structures.

8. Identify deed restrictions, easements, liens, and Association By-Laws.

See response in prior application involving recording of March 30, 1994, in deed book 1989, page 100 of 3.5818 acres over 150,222 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 into the vicinity of STA 111-0 which will service the incoming and outgoing vehicular traffic. There will be one emergency access for emergency vehicles only as shown on the amendment site plans dated March 8, 2022.



ANDOVER TOWNSHIP LAND USE APPLICATION

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.

The Applicant has established an escrow account for the pending application and has maintained that account and replenished the account recently in accordance with the request of the Board Secretary.

Amount enclosed for fees:

Check No.

Explanation: Preliminary & Final Major Site Plan Approval and Minor Subdivision and possible Use Variance Application

Party responsible for escrow management:

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

EMAIL: yayanivc@bhtpropertiesgroup.com
FAX: 954-406-6677 direct is 954-378-1030
ADDRESS:
555 Anglers Avenue, Suite 27, Fort Lauderdale, FL 33310.



ANDOVER TOWNSHIP LAND USE APPLICATION

Section IV. DEVELOPMENT TEAM CONTACT INFORMATION:

	Name	Address	Telephone	Fax	Email
Applicant	BHT Properties Group. Ram Adar & Rodrigo Baldizon	248 Stickle Pond Road, Newton, NJ 07860	954-406-6677		design@bhtpropertiesgroup.com
Owner	BHT Properties Group, LLC.	555 Anglers Avenue, Suite 27, Fort Lauderdale, FL 33310	944-660-1929		ram@bhtpropertiesgroup.com
Engineer	Engineering & Land Planning Associates, Inc. Chris Nusser	140 West Main Street High Bridge, NJ 08829	908-238-0544 ext. 114		chris@elp-inc.com ELP-Inc.com
Attorney	Roger Thomas	Dolan and Dolan, P.A. One Legal Lane at 53 Spring Street P.O. Box D Newton, New Jersey 07860	973-383-1600 ext. 116	973-383-7823	rthomas@dolanlaw.com
Traffic Expert	Dynamic Engineering Corey Chase	1904 Main Street Chester, NJ 07930	732-681-0760		cchase@dynamictraffic.com
Architect	EcolSciences, Inc. Michael Kovacs	75 Fleetwood Drive Suite 250 Rockaway, New Jersey 07866	(973) 366-9500	(973) 366-9593	mkovacs@ecolsciences.com
Planner	Ricci Planning Paul Ricci	177 Monmouth Avenue Atlantic Highlands, NJ 07716	848-300-2541	908-350-4501	paul@ricciplanning.com



ANDOVER TOWNSHIP LAND USE APPLICATION

Section V. REQUIRED FORMS

I.

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA COUNTY

OF

Broward

of full age, being duly sworn according to law on oath deposes and says, that the deponent resides at

in the municipality of Fort Lauderdale in the County of and the State of

Broward, Florida

is the owner in fee of all that certain lot, piece or parcel of land situated, lying, and being in the municipality aforesaid, and known and designated as

Block(s) 151

Lot(s) 21

Owner's Signature

[Handwritten signature]

Amram Adar

Date: 10/21/22

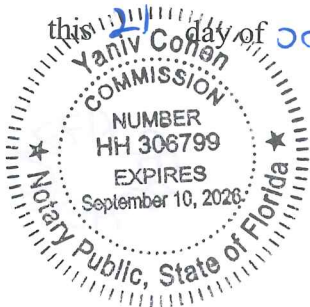
(Please Print Name and Include Title)

STATE OF FLORIDA

COUNTY OF Broward

SWORN TO AND SUBSCRIBED, before me,

this 21 day of October, 2022



[Handwritten signature]



ANDOVER TOWNSHIP LAND USE APPLICATION

2.

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 _____

Date: 10/21/22

Amram Adar

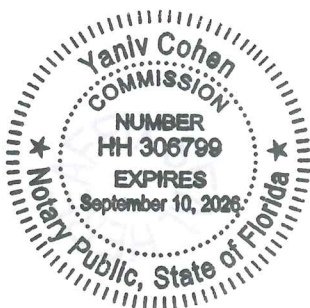
(Please Print Name and Include Title)

STATE OF FLORIDA COUNTY

OF Broward

SWORN TO AND SUBSCRIBED, before me,

this 21 day of october, 2022





ANDOVER TOWNSHIP LAND USE APPLICATION

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.

100% of the stock owned by Amram Adar.

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.



ANDOVER TOWNSHIP LAND USE APPLICATION

4.

SITE INSPECTION AUTHORIZATION FORM

I hereby give permission for Andover Township Municipal Agencies and their agents to come upon and inspect these premises with respect to this application for

on Block (s) 151 Lot (s) 21

Applicant's Signature: _____ Date: 10/21/22

Amram Adar

(Please Print Name and Include Title)

STATE OF FLORIDA COUNTY
OF Broward

SWORN TO AND SUBSCRIBED, before me,
this 21 day of October, 2022



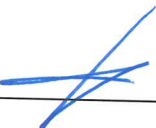


ANDOVER TOWNSHIP LAND USE APPLICATION

5.

OWNER'S AUTHORIZATION

If anyone other than the owner is making this application, the following authorization must be executed:

Applicant's Signature  is hereby authorized to make this application.
 Amram Adar

 (Please Print Owner's Name/ Title)

Dated: 10/21/22

STATE OF FLORIDA

COUNTY OF Broward

SWORN TO AND SUBSCRIBED, before me,

this 21 day of October 2022







ANDOVER TOWNSHIP LAND USE APPLICATION

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

7.

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

Re: BHT Properties Group, LLC, Application for Preliminary & Final Major Site Plan Approval and
Minor Subdivision and possible Use Variance Application.

Block 151 Lot 21


Property address: 248 Stickle Road, Andover Township (Newton Mailing) New Jersey 07860

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 14 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.

Dated: 10/21/22

Amram Adar, 
(Applicant)

Yaniv Cohen, 
Witness

Amram Adar, 
(Owner)

Frank S. Foglio
Witness

October 3, 2022

Andover Township Land Use Board
134 Newton Sparta Road
Newton, NJ 07860

RE: Minor Subdivision Plan Waiver
BHT Andover
Block 151, Lot 21
248 Stickles Pond Road.
Andover Township, NJ

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE

Minor Subdivision Checklist #2 Waiver Request

Checklist Item	Description	Reason for Waiver
7	Key map showing location of entire tract and 500' outside of the perimeter of the subject property with portion being subdivided delineated, and including the following: a. Block and lot of subject premises and adjoining properties b. Adjoining street(s), their name(s), and R.O.W. width(s) c. Scale of not less than one-inch equals 400 feet; North arrow d. Delineated zone districts with designation	A partial waiver is requested for this item. Due to the size of the lot, many of the requirements are unfeasible. The scale necessary to display the entire tract in a key map is much greater than 1" =400', and thus the requested level of detail would have rendered the map illegible.
29	For residential development compliance with the New Residential Construction Off-Site Conditions Disclosure Act.	This item is not applicable. The proposed development is not for residential purposes.
30	When a stream is proposed for alteration, improvement, or relocation, or when a drainage structure or fill is proposed over, under, in or along a running stream, and when the N.J.D.E.P. does not have jurisdiction, the	This item is not applicable. No stream is proposed for alteration as a part of this project



Headquarters

140 West Main Street | High Bridge, NJ 08829
T: 908.238.0544 F: 908.238.9572

Clinton | Asbury Park | Denville | Philadelphia

Checklist Item	Description	Reason for Waiver
	<p>following information shall be submitted:</p> <ul style="list-style-type: none"> a. Acreage of the drainage basin of any water course running through the property. b. Delineation of the floodway, flood hazard area, and stream encroachment line, within the subject tract. c. Hydraulic and hydrologic calculations supporting the determination of the floodway, flood hazard area and stream encroachment line including stream profiles, cross-sections of the affected stream. 	
38	Written confirmation of proposed lot numbers from the Municipal Tax Assessor.	A temporary waiver is requested for this item. Confirmation of the proposed lot numbers will be provided prior to final subdivision approval.
40	Qualifying Plan for lot averaging.	This item is not applicable. Lot averaging is not proposed as a part of this application.



To create solutions that inspire through the innovation of the natural and built environment.

ANDOVER CODE

Checklist #2 – Minor Subdivision

Applicant: BHT Properties Group
 Block 151 Lot 21

File No. _____

This checklist is for general reference only. Further information may be required by the reviewing authority. The following designations are to be used when completing the checklist:

X - provided; NA – not applicable; W – waiver requested . P - Previously Submitted

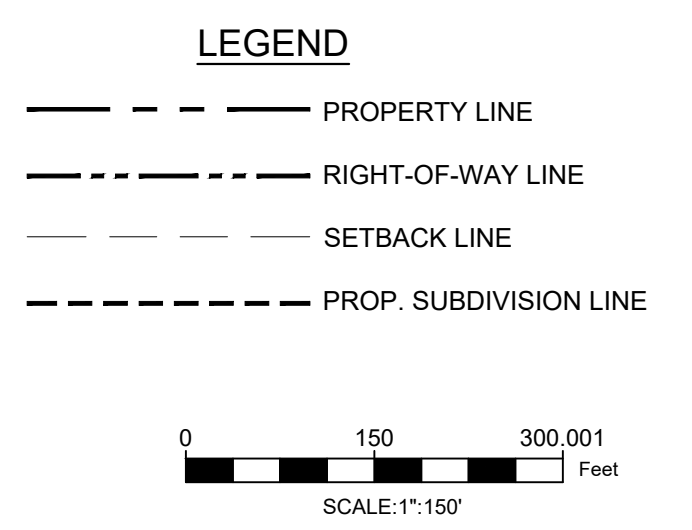
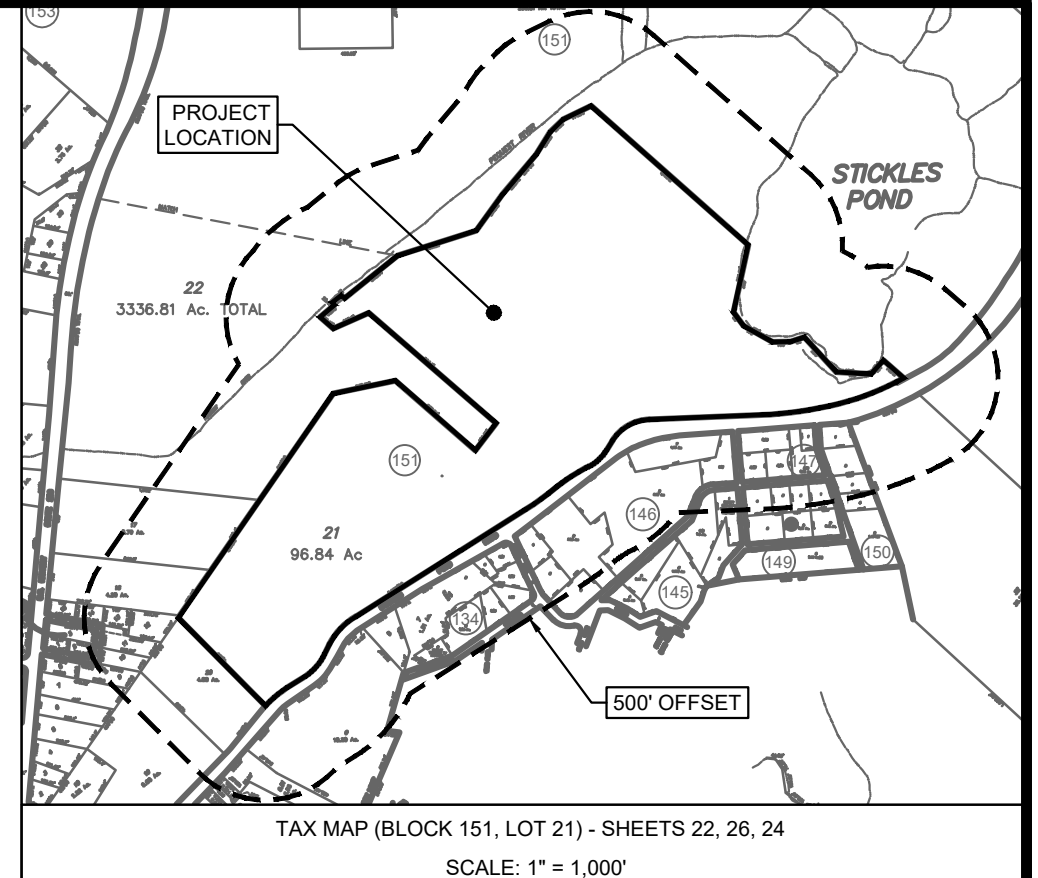
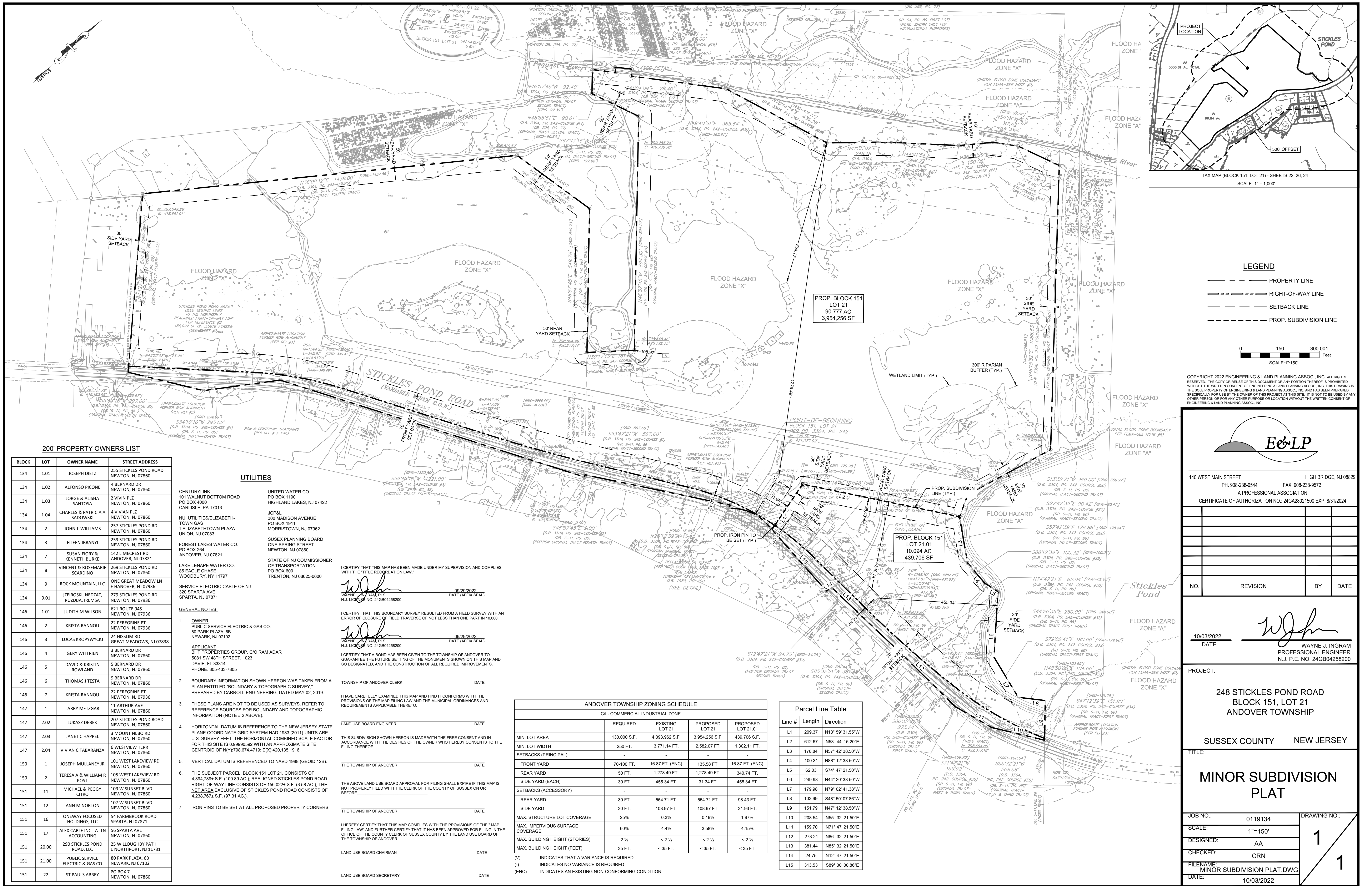
The applicant shall provide a written statement justifying the waiver request or why a checklist item is not applicable.

Item No.	Application Requirements	Applicant	Board
1.	Sixteen copies of minor subdivision plat clearly drawn, certified and sealed by New Jersey licensed land surveyor at a scale not smaller than 1 inch equals 50 feet showing metes and bounds of entire tract being subdivided and new property lines (indicate any lines to be eliminated).	X	
2.	Sheet Sizes; 11" x 17", 24" x 36", 30" x 42". Folded to show title block.	X	
3.	The plans should contain the following: A. Name of Development B. Name, address and phone number of Owner C. Name, address and phone number of Applicant D. Date of Preparation E. Block and Lot(s) to be developed F. Name & Address, signature, seal, and license number of person(s) preparing the map G. Graphic and written scale, north arrow and reference meridian H. Revision box & date of each revision	X	
4.	Title block stating type of application, name of development, name of municipality, block and lot and street location.	X	
5.	Names of property owners within 200 feet of subject property, their block and lot designation, per the most recent tax record. Include a copy of the certified list of property owners obtained from the tax assessor.	X	
6.	Any municipal limits within 200' of the development and the names of the adjoining municipalities.	X	
7.	Key map showing location of entire tract and 500' outside of the perimeter of the subject property with portion being subdivided delineated, and including the following: a. Block and lot of subject premises and adjoining properties b. Adjoining street(s), their name(s), and R.O.W. width(s) c. Scale of not less than one inch equals 400 feet; North arrow d. Delineated zone districts with designation	PW	

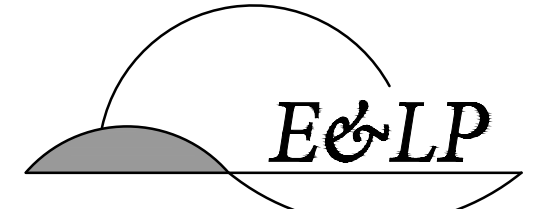
17.	Existing and proposed contours within 200feet at ten-foot intervals for slopes at or over twenty-five percent grade and at two-foot intervals for less than twenty-five percent grade. Provide spot elevations and top and bottom of wall elevations.	X	
18.	Soil classification data as mapped by the USDA Soil Conservation Service in Soil Survey of Sussex County.	P	
19.	Location and description of monuments, whether set or to be set.	X	
20.	A copy of all existing protective covenants or deed restrictions affecting the property and a statement as to whether such deeds or covenants are of record. Include a copy of the original deed documents.	P	
21.	An electronic copy of plans in .DWG format or a compatible format.	X	
22.	Copies of applications to Sussex County Planning Board, Sussex County Soil Conservation District, and/or NJDOT, if applicable.	P	
23.	One of the following:		
	(a) A letter of interpretation from the N.J.D.E.P. indicating the absence of freshwater wetlands, or indicating the presence and verifying delineation of the boundaries of freshwater wetlands, or		
	(b) A letter of exemption from the N.J.D.E.P. certifying that the proposed activity is exempt from the Freshwater Wetlands Protection Act, and regulations promulgated thereunder, or,		
	(c) A copy of any application made to the N.J.D.E.P. for any permit concerning a proposed regulated activity in or around freshwater wetlands	P	
Note:	The Land Use Board may waive the above requirements upon receipt of a letter by a certified wetland scientist that no wetlands exist on site, in close proximity to the subject property, on adjacent properties, on contiguous property owned by the Applicant, or on large properties, if the area of disturbance resulting from the project is clearly outside the limits of disturbance, all subject to approval by the Land Use Board Engineer.		
24.	Depict critical areas and historic preservation districts.	X	
25.	Percolation or permeability test(s) results witnessed by the Sussex County Health Department along with a certification by the engineer that each lot can support septic systems in accordance with NJAC 7:9A. The following shall be included:	P	
	A. Two (2) soil logs per lot	P	
	B. Permeability results for one of the test holes.	P	
	C. Location of test holes	P	
	D. Approximate location of primary disposal bed.	P	
26.	Plats involving a corner lot or lots, the required sight triangle easements.	X	
27.	Conceptual development plans for individual lots within subdivisions.	P	
28.	Plans and computations for any storm drainage systems according to the Residential Site Improvement Standard, including drainage area map and the following:	P	
	A. The size, profile and direction of flow of all existing and proposed storm sewer lines within or adjacent to the tract and the location of each catch basin, inlet, manhole, culvert and headwall with the invert elevations of each.	P	
	B. The location and extent of any proposed dry wells, ground water recharge basins, detention basins or other water or soil conservation devices.	P	
29.	For residential development compliance with the New Residential Construction Off-Site Conditions Disclosure Act.	N/A	

30.	When a stream is proposed for alteration, improvement, or relocation, or when a drainage structure or fill is proposed over, under, in or along a running stream, and when the N.J.D.E.P. does not have jurisdiction, the following information shall be submitted:	N/A	
	A. Acreage of the drainage basin of any water course running through the property.		
	B. Delineation of the floodway, flood hazard area, and stream encroachment line, within the subject tract.		
	C. Hydraulic and hydrologic calculations supporting the determination of the floodway, flood hazard area and stream encroachment line including stream profiles, cross-sections of the affected stream.		
	All information and calculations submitted shall be in accordance with the requirements of the N.J.D.E.P.		
31.	Natural features on site, and within 200 feet of the site:	P	
	A. Cliffs and rock outcroppings	P	
	B. Flood hazard area delineation based on NJDEP and FEMA mapping	P	
	C. Freshwater Wetlands, Transition Areas and vernal pools	P	
	D. Natural and artificial watercourses, streams, shorelines and water boundaries and encroachment lines	P	
	E. Aquifer recharge areas, including safe sustained ground water yield	P	
	F. Areas in which construction is precluded due to presence of stream corridors and/or steep slopes	P	
	G. All areas to be disturbed by grading or construction	P	
32.	Delineation of steep slopes at the following categories: (i) 20% to 24.99% (ii) 25% to 34.99% (iii) 35% or greater	P	
33.	Slope disturbance table setting forth (a) the existing areas of steep slopes, in square feet in each of the categories set in item # 32; (b) the proposed areas of steep slope disturbance, in square feet, in each of the aforesaid categories; and (c) the percentage of steep slope disturbance in each of the aforesaid categories.	P	
34.	Limits of disturbance for all construction activities	P	
35.	Environmental Impact Statement, applicability determined per Ordinance §131-12, contents as described in §131-13.	P	
36.	Existing and proposed driveway locations with sight distance profiles. Sight distances shall conform to AASHTO sight design standards, or applicable Municipal Ordinance, based on posted speed limits. A design speed of 50 MPH shall be used if there is no posted limit.	P	
37.	Tree permitting plan in accordance with Ordinance Chapter 170	P	
38.	Written confirmation of proposed lot numbers from the Municipal Tax Assessor.	W	
39.	Soil erosion and sediment control plan (see Ordinance Chapter. 136)	P	
40.	Qualifying Plan for lot averaging	N/A	

41.	For public sewer and water, public or private utility letter verifying hook-up availability, for onsite sewer and water, soil and/or well logs.	P	
42.	Centerline geometry of existing and proposed roads.	P	
43.	Maintenance agreements. If there is to be no Homeowners Association, Condominium Association, open space organization, or similar arrangement for the maintenance of common facilities, the developer shall furnish an agreement under which private roads and other facilities will be maintained, refuse collected and other supplementary services provided.	P	

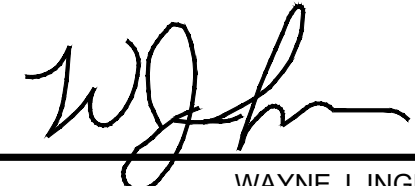


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140 WEST MAIN STREET HIGH BRIDGE, NJ 08829
 PH. 908-238-0544 FAX. 908-238-0572
 A PROFESSIONAL ASSOCIATION
 CERTIFICATE OF AUTHORIZATION NO.: 246A28021500 EXP. 8/31/2024

NO.	REVISION	BY	DATE

10/03/2022 DATE 
 WAYNE J. INGRAM
 PROFESSIONAL ENGINEER
 N.J. P.E. NO. 24GB04258200

PROJECT:
 248 STICKLES POND ROAD
 BLOCK 151, LOT 21
 ANDOVER TOWNSHIP
 SUSSEX COUNTY NEW JERSEY

TITLE:
**MINOR SUBDIVISION
 PLAT**

JOB NO.: 0119134 DRAWING NO.:
 SCALE: 1"=150'
 DESIGNED: AA
 CHECKED: CRN
 FILENAME: MINOR SUBDIVISION PLAT.DWG
 DATE: 10/03/2022

200' PROPERTY OWNERS LIST

BLOCK	LOT	OWNER NAME	STREET ADDRESS
134	1.01	JOSEPH DIETZ	255 STICKLES POND ROAD NEWTON, NJ 07860
134	1.02	ALFONSO PICONE	4 BERNARD DR NEWTON, NJ 07860
134	1.03	JORGE & ALSHA SANTOSA	2 VIVIAN PLZ NEWTON, NJ 07860
134	1.04	CHARLES & PATRICIA A SADOWSKI	4 VIVIAN PLZ NEWTON, NJ 07860
134	2	JOHN J WILLIAMS	257 STICKLES POND RD NEWTON, NJ 07860
134	3	EILEEN IBRANYI	259 STICKLES POND RD NEWTON, NJ 07860
134	7	SUSAN FIORY & KENNETH BURKE	142 LIMCREST RD ANDOVER, NJ 07821
134	8	VINCENT & ROSEMARIE SCARDINO	269 STICKLES POND RD NEWTON, NJ 07860
134	9	ROCK MOUNTAIN, LLC	ONE GREAT MEADOW LN E HANOVER, NJ 07936
134	9.01	ZEIROSKI, NEDZAT, RUZDZIA, IREMSA	279 STICKLES POND RD SPARTA, NJ 07871
146	1.01	JUDITH M WILSON	621 ROUTE 94S NEWTON, NJ 07936
146	2	KRISTA RANNOU	22 PERERINE PT NEWTON, NJ 07936
146	3	LUCAS KROPYWCYK	24 HISSUM RD GREAT MEADOWS, NJ 07838
146	4	GERY WITTRIN	3 BERNARD DR NEWTON, NJ 07860
146	5	DAVID & KRISTIN ROWLAND	5 BERNARD DR NEWTON, NJ 07860
146	6	THOMAS J TESTA	9 BERNARD DR NEWTON, NJ 07860
146	7	KRISTA RANNOU	22 PERERINE PT NEWTON, NJ 07936
147	1	LARRY METZGER	11 ARTHUR AVE NEWTON, NJ 07860
147	2.02	LUKASZ DEBEK	207 STICKLES POND ROAD NEWTON, NJ 07860
147	2.03	JANET C HAPPEL	3 MOUNT NEDO RD NEWTON, NJ 07860
147	2.04	VIVIAN C TABARANZA	6 WESTVIEW TERR NEWTON, NJ 07860
150	1	JOSEPH MULLANEY JR	101 WEST LAKEVIEW RD NEWTON, NJ 07860
150	2	TERESA A & WILLIAM R POST	105 WEST LAKEVIEW RD NEWTON, NJ 07860
151	11	MICHAEL & PEGGY CITRO	109 W SUNSET BLVD NEWTON, NJ 07860
151	12	ANN M NORCOT	107 W SUNSET BLVD NEWTON, NJ 07860
151	16	ONEWAY FUCHSON HOLDINGS, LLC	54 FARMBROOK ROAD SPARTA, NJ 07871
151	17	ALEX CABLE INC - ATTN ACCOUNTING	56 SPARTA AVE NEWTON, NJ 07860
151	20.00	250 WILLOUGHBY PATH E NORTHPORT, NJ 11731	
151	21.00	PUBLIC SERVICE ELECTRIC & GAS CO	80 PARK PLAZA, 6B NEWARK, NJ 07102
151	22	ST PAULS ABBEY	PO BOX 7 NEWTON, NJ 07860

UTILITIES

CENTURYLINK
 101 WALNUT BOTTOM ROAD
 PO BOX 4000
 CARLISLE, PA 17013

NUI UTILITIES/ELIZABETH-TOWN GAS
 1 ELIZABETH TOWN PLAZA
 UNION, NJ 07083


FOREST LAKES WATER CO.
 PO BOX 264
 ANDOVER, NJ 07821

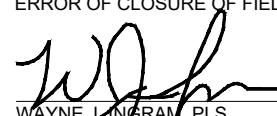
LAKE LENAPE WATER CO.
 85 EAGLE CHASE
 WOODBURY, NY 11797

SERVICE ELECTRIC CABLE OF NJ
 320 SPARTA AVE
 SPARTA, NJ 07871

GENERAL NOTES:

- OWNER: PUBLIC SERVICE ELECTRIC & GAS CO. 80 PARK PLAZA, 6B NEWARK, NJ 07102
- APPLICANT: BHT PROPERTIES GROUP, C/O RAM ADAR 5001 SW 48TH STREET, 1023 DAVIE, FL 33314 PHONE: 305-433-7805
- BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY CARROLL ENGINEERING, DATED MAY 02, 2019.
- THESE PLANS ARE NOT TO BE USED AS SURVEYS. REFER TO THE REFERENCE SOURCES FOR BOUNDARY AND TOPOGRAPHIC INFORMATION (NOTE # 2 ABOVE).
- HORIZONTAL DATUM IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE GRID SYSTEM NAD 1983 (2011) UNITS ARE U.S. SURVEY FEET. THE HORIZONTAL COMBINED SCALE FACTOR FOR THIS SITE IS 0.99990562 WITH AN APPROXIMATE SITE CENTROID OF N(79.674 4719, E(X)420.135 1916.
- VERTICAL DATUM IS REFERENCED TO NAVD 1988 (GEOID 128).
- THE SUBJECT PARCEL, BLOCK 151 LOT 21, CONSISTS OF 4.394,789 S.F. (100.89 AC.); REALIGNED STICKLES POND ROAD RIGHT-OF-WAY LINE CONSISTS OF 150,022.5 S.F. (3.58 AC.); THE NET AREA EXCLUSIVE OF STICKLES POND ROAD CONSISTS OF 4,238,767.5 S.F. (97.31 AC.).
- IRON PINS TO BE SET AT ALL PROPOSED PROPERTY CORNERS.

I CERTIFY THAT THIS MAP HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE "TITLE REGULATION LAW."

 WAYNE J. INGRAM, PLS
 N.J. LICENSE NO. 24GB04258200
 09/29/2022 DATE (AFFIX SEAL)

I CERTIFY THAT THIS BOUNDARY SURVEY RESULTED FROM A FIELD SURVEY WITH AN ERROR OF CLOSURE OF FIELD TRAVERSE OF NOT LESS THAN ONE PART IN 10,000.

 WAYNE J. INGRAM, PLS
 N.J. LICENSE NO. 24GB04258200
 09/29/2022 DATE (AFFIX SEAL)

I CERTIFY THAT A BOND HAS BEEN GIVEN TO THE TOWNSHIP OF ANDOVER TO GUARANTEE THE FUTURE SETTING OF THE MONUMENTS SHOWN ON THIS MAP AND SO DESIGNATED, AND THE CONSTRUCTION OF ALL REQUIRED IMPROVEMENTS.

TOWNSHIP OF ANDOVER CLERK DATE

I HAVE CAREFULLY EXAMINED THIS MAP AND FIND IT CONFORMS WITH THE PROVISIONS OF THE MAP FILING LAW AND THE MUNICIPAL ORDINANCES AND REQUIREMENTS APPLICABLE THERETO.

LAND USE BOARD ENGINEER DATE

THIS SUBDIVISION SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER WHO HEREBY CONSENTS TO THE FILING THEREOF.

THE TOWNSHIP OF ANDOVER DATE

THE ABOVE LAND USE BOARD APPROVAL FOR FILING SHALL EXPIRE IF THIS MAP IS NOT PROPERLY FILED WITH THE CLERK OF THE COUNTY OF SUSSEX ON OR BEFORE:

THE TOWNSHIP OF ANDOVER DATE

I HEREBY CERTIFY THAT THIS MAP COMPLIES WITH THE PROVISIONS OF THE "MAP FILING LAW" AND FURTHER CERTIFY THAT IT HAS BEEN APPROVED FOR FILING IN THE OFFICE OF THE COUNTY CLERK OF SUSSEX COUNTY BY THE LAND USE BOARD OF THE TOWNSHIP OF ANDOVER

LAND USE BOARD CHAIRMAN DATE

LAND USE BOARD SECRETARY DATE

ANDOVER TOWNSHIP ZONING SCHEDULE

C1 - COMMERCIAL INDUSTRIAL ZONE

	REQUIRED	EXISTING LOT 21	PROPOSED LOT 21	PROPOSED LOT 21.01
MIN. LOT AREA	130,000 S.F.	4,393,962 S.F.	3,954,256 S.F.	439,706 S.F.
MIN. LOT WIDTH	250 FT.	3,771.14 FT.	2,582.07 FT.	1,302.11 FT.
SETBACKS (PRINCIPAL)	-	-	-	-
FRONT YARD	70-100 FT.	16.87 FT. (ENC)	135.58 FT.	16.87 FT. (ENC)
REAR YARD	50 FT.	1,278.49 FT.	1,278.49 FT.	340.74 FT.
SIDE YARD (EACH)	30 FT.	455.34 FT.	31.34 FT.	455.34 FT.
SETBACKS (ACCESSORY)	-	-	-	-
REAR YARD	30 FT.	554.71 FT.	554.71 FT.	98.43 FT.
SIDE YARD	30 FT.	108.97 FT.	108.97 FT.	31.93 FT.
MAX. STRUCTURE LOT COVERAGE	25%	0.3%	0.19%	1.97%
MAX. IMPERVIOUS SURFACE COVERAGE	60%	4.4%	3.58%	4.15%
MAX. BUILDING HEIGHT (STORIES)	2 1/2	< 2 1/2	< 2 1/2	< 2 1/2
MAX. BUILDING HEIGHT (FEET)	35 FT.	< 35 FT.	< 35 FT.	< 35 FT.

(V) INDICATES THAT A VARIANCE IS REQUIRED
 (-) INDICATES NO VARIANCE IS REQUIRED
 (ENC) INDICATES AN EXISTING NON-CONFORMING CONDITION

Parcel Line Table

Line #	Length	Direction
L1	209.37	N13° 59' 31.55"W
L2	612.67	N53° 44' 15.20"E
L3	178.84	N57° 42' 38.50"W
L4	100.31	N88° 12' 38.50"W
L5	62.03	S74° 47' 21.50"W
L6	249.98	N44° 20' 38.50"W
L7	179.98	N79° 02' 41.38"W
L8	103.99	S48° 50' 07.86"W
L9	151.79	N47° 12' 38.50"W
L10	208.54	N55° 32' 21.50"E
L11	159.70	N11° 47' 21.50"E
L12	273.21	N86° 32' 21.50"E
L13	381.44	N85° 32' 21.50"E
L14	24.75	N12° 47' 21.50"E
L15	313.53	S89° 30' 00.86"E