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April 30, 2021

Via Hand Delivery Electronic Mail

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
Owner: Public Service Electric & Gas
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. Application Fee. A payment is provided in the amount of \$500.00 for preliminary and final site plan approval.
2. Escrow Fee. We would ask that the existing escrow for the Application for BHT Properties Group be maintained and processed with the current proposal. If any replenishment is required, please advise.
3. Amended Checklist #5 – General Checklist. The checklist has been amended to reflect the change in proposed use.

During the completeness review, there was discussion that the Application would be deemed “incomplete” due to additional information which being requested as to the Environmental Impact Statement. The evaluation of completeness is to be based upon the Applicant addressing the items set forth in the Checklist #5 – General Checklist. The Land Use Board, during a

substantive hearing, may request additional or supplemental information in regard to the submission. The Completeness Review is to be based upon the submission of documentation in accordance with the applicable checklist. An Environmental Impact Statement as submitted as set forth in New Jersey Zoning & Land Use Administration, § 14-3.1,

If an environmental impact statement is required to be submitted and if the Applicant submits an obviously inadequate Environmental Impact Statement, the Application nevertheless cannot be ruled incomplete. Completeness does not relate to the quality or sufficiency of the submission but only to the fact of the submission in accordance with the checklist.

Applicant submitted an Environmental Impact Statement.

In the instant case, the Environmental Impact Statement was comprehensive however, the Board Engineer has requested additional information. Completeness should not be denied based upon the concerns related to the adequacy of the Environmental Impact Statement. The Board will have an opportunity to evaluate the statement as submitted and request additional information, if deemed necessary or appropriate.

My client would ask that the matter be scheduled for the next regular meeting for both a completeness determination and a substantive hearing.

Please advise if anything further is needed and if Notice of Hearing may now be provided.

Very truly yours,

DOLAN AND DOLAN, P.A.



William T. Haggerty

WTH:jmm
Enclosures

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