



A21-5 *Rec'd
10-26-21*
ANDOVER TOWNSHIP LAND USE APPLICATION

DATE: September 7, 2021

Section I. Property Identification:

1. Zoning: **R-3 Single Family Residential**

2. Note Block, Lot, and Acreage:
Block 7, Tax lot 10.03, Acreage: 28.101 Acres

- 2.1 Additional Properties: **None**

3. Note Street Address:
Ballantine Road and Ballantine Way, Andover, NJ 07860

4. Note all adjoining municipalities: **None**

5. Describe the current use of the property.
The property is currently designated as "Proposed Future Phase B" on the Final Plat of "Ballantine Woods, Phase A", Registered Map 1454.
The roadways known as Ballantine Woods Way and Percy Place as well as the drainage and utility systems were installed in accordance with the approved Preliminary Subdivision Plans. The land is otherwise wooded and vacant.



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6. Note any prior Land Use Board approvals:

Ballantine Woods - Preliminary Major Subdivision, Application No. P-699-04

Ballantine Woods, Final Subdivision – Phase A, Registered Map 1454

7. Identify the type of application and provide a summary of the proposal:

AMENDED FINAL MAJOR SUBDIVISION

The purpose of this application is to revise the Phase limits of Ballantine Woods. This application proposes that “Phase B” contain Nine Building Lots and a remainder where 19 had been previously proposed. The proposed Remainder is designated as “Future Phase C” on the final subdivision plat submitted with this application.

The application also proposes the dedication of 2.154 Acres of open space to Andover Township as well as the dedication of an additional section of Ballantine Woods Way and all of Percy Place, improved roadways.



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

The subdivision and associated improvements were constructed in accordance with:

- **Deed of Conservation Restriction/Easement, Deed Book 3079, Page 309.**
- **NJ DEP Stream Encroachment/Freshwater Wetlands, Deed Book 3071, Page 238.**

9. Identify Roads accessed or proposed.

The nine lots contained within "Ballantine Woods – Phase B" will be accessed from two improved roadways, Ballantine Woods Way and Percy Place. Said Roadways located within "Phase B" will be dedicated to the Township of Andover as part of this Application.



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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: \$2,500 Check No.

Explanation:

*Per S. Pizzuto calculations
for 9 lots + remainder*

Amount enclosed for fees: \$625.00 Check No.

Explanation:

application fee per S. Pizzuto

Party responsible for escrow management:

Name: *MARY ANN DEACON*
EMAIL: *MARYANN@DEACONHOMES.COM*
FAX: *973-579-9397*
ADDRESS: *99 DEMAREST RD STE 3
SPARTA NJ 07871*



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Section IV. Development Contact Information:

	NAME	ADDRESS	TELEPHONE	FAX	EMAIL
APPLICANT	Ballantine Woods, LLC	99 Demarest Road Sparta, NJ 07871	973-579-9300	973-579-9397	dhomes@deaconhomes.com
OWNER	Ballantine Woods, LLC	99 Demarest Road Sparta, NJ 07871	973-579-9300	973-579-9397	dhomes@deaconhomes.com
ENGINEER	Owen Dykstra, PE	11 Lawrence Road, Newton, NJ 07860	973-579-2177	973-579-7777	owen@edykstra.com
ATTORNEY	William Lovas, Esq	99 Demarest Road Sparta, NJ 07871	973-579-2177	973-579-9397	dhomes@deaconhomes.com
PLANNER	Douglas Dykstra, PP	11 Lawrence Road Newton, NJ 07860	973-579-2177	973-579-7777	doug@edykstra.com
SURVEYOR	Douglas Dykstra, PLS	11 Lawrence Road Newton, NJ 07860	973-579-2177	973-579-7777	doug@edykstra.com



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Section V. REQUIRED FORMS

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY

COUNTY OF SUSSEX

PHILIP DEACON

of full age, being duly sworn according to law on oath deposes and says, that the deponent resides at 99 Demarest Rd, Ste 3, in the municipality of Sparta in the County of and the State of New Jersey

Ballantine Woods, LLC

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) 7 Lot(s) 10.03

Owner's Signature 

Date: 9/29/21

Ballantine Woods, LLC, Philip Deacon, Member/Manager
PHILIP DEACON
(Please Print Name and Include Title)

STATE OF NEW JERSEY

COUNTY OF SUSSEX

SWORN TO AND SUBSCRIBED, before me,

this 29th day of September 20 21


Notary Public, State of New Jersey

MARILYN SCHAFFER
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2063797



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:

9/29/21

Ballantine Woods, LLC: Philip Deacon, Member/Manager

PHILIP DEACON
(Please Print Name and Include Title)

STATE OF NEW JERSEY
COUNTY OF SUSSEX

SWORN TO AND SUBSCRIBED, before me,

this 29th day of September 20 21

Notary Public, State of New Jersey

MARILYN SCHAFFER
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2063797

MY COMMISSION EXPIRES AUG. 01, 2024



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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.

PHILIP AND MARY ANN DEACON	99 Demarest Rd, Ste 3, Sparta,NJ 07871
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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.




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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 **AMENDED FINAL MAJOR** on Block (s) 7 Lot (s) 10.03

Applicant's Signature 
Ballantine Woods, LLC: Philip Deacon, Member/Manager
PHILIP DEACON
(Please Print Name and Include Title)

Date: 9/29/21

STATE OF NEW JERSEY
COUNTY OF SUSSEX

SWORN TO AND SUBSCRIBED, before me,
this 29th day of September, 20 21


Notary Public, State of New Jersey

MARILYN SCHAFFER
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2063797
MY COMMISSION EXPIRES AUG. 01, 2024



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5.

OWNER'S AUTHORIZATION

Does Not Apply

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.

(Please Print Owner's Name/ Title)

Dated: _____

STATE OF NEW JERSEY

COUNTY OF SUSSEX

SWORN TO AND SUBSCRIBED, before me,

this day of , 20

Notary Public, State of New Jersey



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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) 7 LOT(S) 10.03

DATE

9/29/28
[Signature]

TAX COLLECTOR

Verification cannot be submitted on the above mentioned by reason of

DATE _____

TAX COLLECTOR

BALLANTINE WOODS, LLC
99 DEMAREST ROAD
SPARTA, NJ 07871

LAKELAND BANK
SPARTA OFFICE
SPARTA, NJ 07871
56-537/212

0569

9/28/2021

PAY TO THE ORDER OF Andover Township

\$ **10.00

Ten and 00/100***** DOLLARS

MEMO

Andover Twp. Tax Collectot Blk. 7 Lot 10.03


AUTHORIZED SIGNATURE

⑈000569⑈ ⑆021205376⑆ 594008448⑈



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7.

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

Re: Lot 10.03 Block7 Lot 10.03 Block7

Block Lot

Property address:

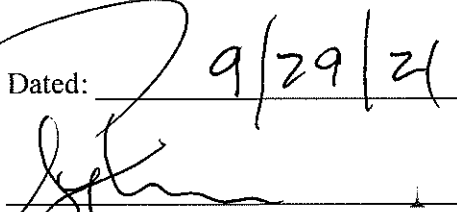
Ballantine Woods

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: 9/29/21



(Applicant)



Witness

(Owner)

Witness