



DEPARTMENT OF ENGINEERING AND PLANNING  
Division of Planning & Economic Development  
Sussex County Administrative Center  
One Spring Street, 3<sup>rd</sup> Floor  
Newton, N.J. 07860  
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## County of Sussex

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October 24, 2023

Michaeline Picaro  
Andover Munsee Realty, LLC  
21 Hemlock Avenue  
Newton, NJ 07860

Re: Application: Preliminary Site Plan for Approval  
SCPB#: 29(PSP)23  
Applicant: Andover Munsee Realty, LLC  
Premise: Block 134, Lot 26  
Address: 667 US Route 206, Andover Township

Dear Applicant,

Under Provisions of the County & Regional Planning Enabling Act and the Sussex County Land Development Standards, all subdivision applications shall be submitted to the County Planning Board for review and for those subdivisions that affect County roads, County property and/or County drainage, County Planning Board "Approval" is required. As this premise affects County Property and/or County drainage, Sussex County Planning Board "Approval" is required.

The application was reviewed during a Development Review Committee meeting held on Monday, October 23, 2023, at which time it was deemed, "Disapproved," in accordance with the attached Sussex County Engineering Division report.

One set of revised plans with the required changes shall be submitted by the applicant with a cover letter that corresponds to the Planning and Engineering reports and notes the changes made in the plans. This letter will facilitate the plan review. Submission without the cover letter will not be processed until the cover letter is received. Simultaneously, the applicant must submit a revised digital set of plans.

Requests for any necessary waivers shall also be included in the cover letter and stating the reasons why the waiver is needed. There is no fee for this initial revision.

If you have any questions, please call email me at [asylvester@sussex.nj.us](mailto:asylvester@sussex.nj.us) or call me at 973-579-0500, ext. 1336.

Sincerely,

Autumn M. Sylvester, P.P.  
Director, Sussex County Division of Planning and Economic Development

Cc: Stephanie Pizzulo, Land Use Administrator  
Phil McEntee, P.L.S., Applicant Surveyor  
Daniel Davies, P.E., Applicant Engineer  
Michael S. Selvaggi, Esq., Applicant Attorney  
Corey Stoner, P.E., C.M.E., Andover Twp. Zoning Officer  
Bill Koppenaar, P.E., County Engineer