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JAMES F. MOSCAGIURI
RICHARD W. WENNER*
WILLIAM H. PANDOS*
PAUL D. MITCHELL
WADE T. BALDWIN
IGOR V. BYKOV
JOSEPH D. GREER
CORISSA L. SHERMAN

*CERTIFIED BY THE SUPREME COURT OF
NEW JERSEY AS A CIVIL TRIAL ATTORNEY
*MEMBER OF NJ AND PA BAR
*MEMBER OF NJ AND NY BAR

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LAVERY, SELVAGGI & COHEN

A PROFESSIONAL CORPORATION
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HACKETTSTOWN, NEW JERSEY 07840
(908) 852-2600
FAX (908) 852-8225
WWW.LSACLAW.COM

23 CATTANO AVENUE
AT CHANCERY SQUARE
MORRISTOWN, NJ 07960
Telephone (973) 285-1281
Facsimile (973) 285-0271

OF COUNSEL:

JAMES A. COURTER
JOEL A. KOBERT
ROBERT V. STILES

SENDER'S DIRECT EMAIL
WDEJESUS@LSACLAW.COM

August 19, 2024

Stephanie Pizzulo, Board Secretary
Andover Township
134 Newton Sparta Road
Newton, NJ 07860
spizzulo@andoverwp.org

**Re: Priority Compactor Repair LLC
Block 161 Lot 5.02**

Dear Stephanie:

Enclosed please find the Affidavit of Service of Notice along with the certified mailing receipts and list of property owners located within two hundred (200) feet of the subject property. Also enclosed is proof of publication from the NJ Herald from the New Jersey Public Notices website. I will provide the Affidavit of Publication once we receive same.

Thank you.

Regards,


Wendy DeJesus
Paralegal

Encl.

AFFIDAVIT OF SERVICE OF NOTICE

State of New Jersey:

County of Warren:


WENDY DEJESUS, of full age, being duly deposed according to law, upon her affirmation does hereby certify that on August 14, 2024, at least ten (10) days prior to the hearing date, I served notice upon utility companies and property owners within 200 feet of Block 161 Lot 5.02, Township of Andover, Sussex County, New Jersey ("Property"), and the Sussex County Planning Department and the Commissioner of the New Jersey Department of Transportation. Said notice was mailed by certified mail. Copies of the registered receipts are attached hereto as Exhibit A.

Attached hereto as Exhibit B is a list of property owners within 200 feet of the Property received from the Township of Andover ("List").

According to the List, the following individuals/entities own multiple properties or are listed more than once:

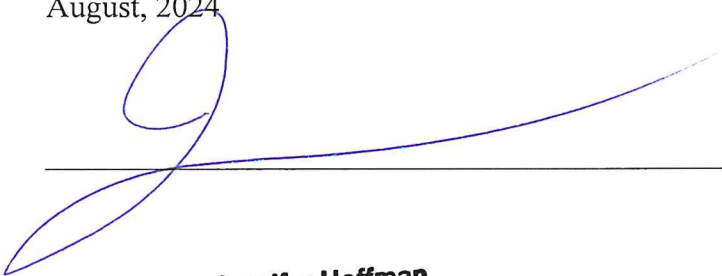
Piccolo, Agnes
Scotto Land Investments LLC

The above-referenced individuals/entities were provided with one (1) copy of the notice.



Wendy DeJesus

Sworn and subscribed to
Before me this 19th day of
August, 2024



Jennifer Hoffman
Notary Public, State of New Jersey
Comm No. 2272193
Qualified in Morris County
Commission Expires 2/23/2026



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OFFICIAL USE

Certified Mail Fee

\$ _____
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postage

\$ _____

Total Postage

JK Service Development LLC

\$ _____

Sent To

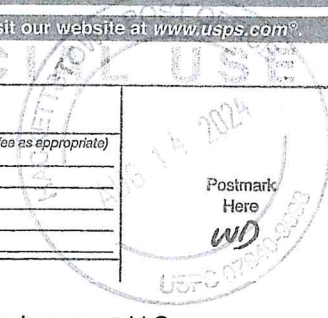
14 Jones Ln

Street and

Hardwick, NJ 07825

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



9589 0710 5270 0070 4972 57

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 Adult Signature Restricted Delivery \$ _____

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\$ _____

Total Postage

Hari-Om LLC

\$ _____

Sent To

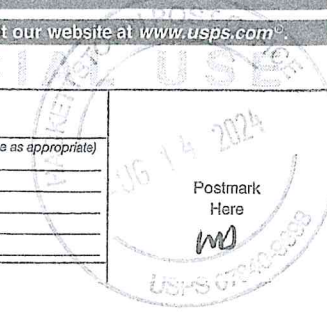
708 RT 206

Street and

Andover, NJ 07821

City, State

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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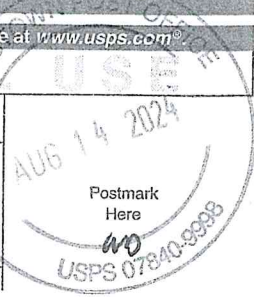
Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Pos \$

Sent To **State of New Jersey**

Commissioner of Transportation

PO Box 600

Trenton, NJ 08625-0600

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Pos \$

Sent To **Service Electric Cable of New Jersey**

320 Sparta Ave

Sparta, NJ 07871

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Postage \$

Sent To **Forest Lakes Water Company**

PO Box 264

Andover, NJ 07821

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) \$

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Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Pos \$

Sent To **CenturyLink**

101 Walnut Bottom Rd

PO Box 4000

Carlisle, PA 17013

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Adult Signature Restricted Delivery \$



Postage \$

Total Pos \$

Sent To **Scotto Land Investments LLC**

25 Washington St

Morristown, NJ 07930

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Pos \$

Sent To **Monaco, Michael P & Huffman, Wendy**

713 RT 206 North

Andover, NJ 07821

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Pos \$

Sent To **Sussex County Planning Board**

One Spring St

Newton, NJ 07860

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$



Postage \$

Total Pos \$

Sent To **Newton Water & Sewer Utility**

39 Trinity St

Newton, NJ 07860

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**ANDOVER TOWNSHIP
TAX ASSESSOR
134 NEWTON SPARTA ROAD
NEWTON, NJ 07860**

Lavery Selvaggi
1001 Route 517
Hackettstown, NJ 07840

July 30, 2024

Re: 200 ft List
Block 161, Lot 5.02

Dear Ms. DeJesus,

Attached is the certified list of property owners within 200' of the above-mentioned property as requested.

Also, please notify all of the appropriate utility companies.

Sincerely,


Jack Marchione
Tax Assessor

OWNER & ADDRESS REPORT

ANDOVER TWP

BLOCK 161 LOT 5.02

07/30/24 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
158	14.01		4A	HARI-OM, LLC 708 RT 206 ANDOVER, NJ 07821	708 RT 206	
158	14.03		3A	PICCOLO, AGNES 59 BRIGHTON RD ANDOVER, NJ 07821	61 BRIGHTON RD	
158	14.03	QFARM	3B	PICCOLO, AGNES 59 BRIGHTON RD ANDOVER, NJ 07821	61 BRIGHTON RD	
158	14.06		3A	PICCOLO, AGNES 59 BRIGHTON RD ANDOVER, NJ 07821	59 BRIGHTON RD	
158	14.06	QFARM	3B	PICCOLO, AGNES 59 BRIGHTON RD ANDOVER, NJ 07821	59 BRIGHTON RD	
159	1.01		2	MONACO, MICHAEL P & HUFFMAN, WENDY 713 RT 206 NORTH ANDOVER, NJ 07821	713 RT 206 NO	
159	1.03		4A	JK SERVICE DEVELOPMENT, LLC 14 JONES LN HARDWICK, NJ 07825	719 & 717 RT 206	
159	5		150	STATE OF NEW JERSEY D E P PO BOX 412 TRENTON, NJ 08625	711 RT 206	
161	3		3A	SCOTTO LAND INVESTMENTS, LLC 25 WASHINGTON ST MORRISTOWN, NJ 07960	81-83 BRIGHTON RD	
161	3	QFARM	3B	SCOTTO LAND INVESTMENTS, LLC 25 WASHINGTON ST MORRISTOWN, NJ 07960	81-83 BRIGHTON RD	
161	5.01		4A	LEIFKEN ANDOVER REALTY, LLC 157 RT 181 LAKE HOPATCONG, NJ 07849	720 RT 206 SO	
161	6		4A	WOLOSKY, JESSE 1 VISTA DR SPARTA, NJ 07871	710 RT 206	

UTILITIES THAT MUST BE CONTACTED REGARDING EASEMENTS
ANDOVER TOWNSHIP, NEW JERSEY

CenturyLink
101 Walnut Bottom Rd
PO Box 4000
Carlisle PA 17013

Jersey Central Power & Light
300 Madison Ave
PO Box 1911
Morristown NJ 07962-1911

NUI Utilities/Elizabethtown Gas
1 Elizabethtown Plaza
Union NJ 07083

Forest Lakes Water Company
PO Box 264
Andover NJ 07821

Lake Lenape Water Company
83 Eagle Chase
Woodbury NY 11797

Newton Water & Sewer Utility
39 Trinity St
Newton NJ 07860

Service Electric Cable of New Jersey
320 Sparta Ave
Sparta NJ 07871

United Water Company
PO Box 1190
Highland Lakes NJ 07422

Properties that are adjacent to a County Road must also contact:

Sussex County Planning Board
One Spring St
Newton NJ 07860

Properties that are adjacent to a State Highway must also contact:

State of New Jersey
Commissioner of Transportation
PO Box 600
Trenton NJ 08625-0600

New Jersey Herald, NewtonThe logo for the New Jersey Herald, Newton, featuring the text "New Jersey Herald" above "Newton, NJ" in a stylized font.

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New Jersey Herald, Newton

Publication URL:

Publication City and State:

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Notice Popular Keyword Category:

Notice Keywords:

priority compactor

Notice Authentication Number:

202408190844313628352**1614344154**

Notice URL:

[Back](#)

Notice Publish Date:

Sunday, August 18, 2024

Notice Content

NOTICE OF HEARING FOR PRIORITY COMPACTOR REPAIR LLC PLEASE TAKE NOTICE that Priority Compactor Repair LLC has made an application to the Andover Township Land Use Board for the property known as Block 161, Lot 5.02 located at 714 Route 206, Andover Township, Sussex County, New Jersey. The property is situated in the Township's Route 206 Redevelopment Zone. The Applicant is seeking minor site plan approval and bulk variance relief to permit the proposed dumpster storage and repair with site related improvements. The use is permitted in the zone either as a permitted principal use or a conditional use that satisfies the performance standards set forth in Article X of the Township's Zoning Ordinance. Bulk variance relief is required for the pre-existing non-conforming sign located at the right-of-way line of Route 206, which does not meet the required 12-foot setback; and for no proposed sidewalks along Route 206. The Applicant further requests such variances, waivers, permits, approvals or licenses that are deemed necessary or appropriate upon review by the applicant or the Board. PLEASE TAKE NOTICE that this application is now on the calendar for the Andover Township Land Use Board and a public hearing has been set for September 3, 2024 at the Andover Municipal Building, 134 Newton Sparta Road, Andover, New Jersey at 7:30 p.m. When the case is called, you may appear either in person or by attorney to present any evidence, which you may have regarding the application. The matter will be heard on the above date or any adjourned date designed by the Land Use Board at this public meeting without additional notice. The maps, plans, plats and application for which approval is being sought are on file with the Zoning Board Secretary and are available for inspection at the Municipal Building during normal business hours. This notice is provided pursuant to the rules of procedure of the Andover Township Land Use Board. If you need further assistance, the Township's Board Secretary, Stephanie Pizzulo, may be contacted at 973-383-4280 or via email at spizzulo@andovertwp.org. LAVERY, SELVAGGI & COHEN, PC Attorneys for the Applicant, Priority Compactor Repair LLC Publication Dates L00000000 \$

[Back](#)