



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road  
AGENDA  
March 7, 2023  
7:30 p.m.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**OPEN PUBLIC MEETINGS ACT NOTICE:**

This is an open public meeting of the Andover Township Land Use Board to be conducted in-person only at the Municipal Building, located at 134 Newton Sparta Rd., Andover, NJ 07860. Notice of this meeting was given in accordance with the Open Public Meetings Act, Chapter 231, Public Law 85. The rules are generally as stated on the agenda. No new testimony will be taken after 10:30pm. Adequate notice of this meeting has been provided, with an electronic copy posted on the Andover Township website at [www.andovertwp.org](http://www.andovertwp.org).

**ROLL CALL:**

**ADMINISTRATIVE ITEMS:**

**Approval of Minutes:** February 21, 2023

**RESOLUTIONS:** None.

**COMPLETENESS REVIEWS:**

1.) Puff City, LLC      B: 134 L:17.06      Application # A23-2

**HEARINGS:**

1.) Area in Need of Redevelopment Study for Woodlands Behavioral and Nursing Center at Andover, 99 Mulford Road, Block 108, Lot 1.05

**ORDINANCES:** None.

**OLD BUSINESS:**

1.) Definitions

2.) Technical Review Committee

**NEW BUSINESS:**

1.) Land Use Application

**LIAISON REPORTS:**

*Township Committee* – Eric Karr

*Environmental Commission* –Eric Olsen

*Sustainable Andover* – Eric Olsen

*Economic Development Committee* – John Carafello

*Zoning Map/ Zone Changes Subcommittee* – Paul Messerschmidt

*Master Plan Subcommittee* – Joseph Ordile

**VOUCHERS:**

<b>Company</b>	<b>Purpose</b>	<b>Amount</b>	<b>Paid By</b>
Harold Pellow & Assoc.	Master Plan	\$3,027.26	Master Plan Budget
Harold Pellow & Assoc.	Master Plan	\$2,971.76	Master Plan Budget
Harold Pellow & Assoc.	Master Plan	\$26.13	Master Plan Budget
Harold Pellow & Assoc.	Always Comfy	\$202.50	Applicant's Escrow
Harold Pellow & Assoc.	BHT Properties Group	\$1,306.25	Applicant's Escrow
Harold Pellow & Assoc.	BHT Properties Group	\$1,465.26	Applicant's Escrow

**CORRESPONDENCE:**

1.) From: Tanja Hudson

Re: Notice of Application for Freshwater Wetlands Permit – Block 65, Lot 2

2.) From: David C. Krueger – Environmental Technology Inc.

Re: Notice of Application for Freshwater Wetlands Permit – Block 151, Lot 22.02

**PUBLIC PORTION:**

If a member of the public has a question or comment, please raise your hand and wait to be recognized by the Chairperson to speak. Please come forward when recognized and state your name and address, unless you are a registered covered person under Daniel's Law by the Office of Information Privacy. Please refrain from asking questions or making comments about any pending application before the Board, as the applicant may not be present for cross-examination. The Chairperson has the right to limit the amount of time a person from the public has to ask questions and make comments so all members of the public may have a chance to speak.

**UPCOMING MEETINGS:** March 21, 2023, April 4, 2023

**ADJOURNMENT:**