



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
August 15, 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.

ROLL CALL:

ADMINISTRATIVE ITEMS:

Approval of Minutes: August 1, 2023

RESOLUTIONS:

1.) Appointing Jessica Caldwell, P.P., A.I.C.P., LEED GA of J. Caldwell Associates, LLC to prepare a preliminary investigation study of property designated as Block 103, Lots 2 & 3.02 on the Tax Maps of Andover Township, to appear at a public hearing and to comply with all requirements of the Local Redevelopment and Housing Law Pursuant to N.J.S.A. 40A:12A-1 ET. SEQ.

COMPLETENESS REVIEWS:

1.) Feels of Green, LLC Block 155, Lot 5.01 Application # A23-4

HEARINGS: (All submitted materials can be found under the Land Use section on the Township website www.andovertwp.org.)

1.) Condemnation Area in Need of Redevelopment Study Block 108, Lot 1.05

On September 20, 2022, the Governing Body of the Township of Andover authorized the Andover Township Land Use Board via Resolution R2022-119, to conduct a Condemnation Area in Need of Redevelopment Study for the area identified as Block 108, Lot 1.05 on the official tax

maps of the Township of Andover. The Study Area is located at 99 Mulford Road, Andover Township, Sussex County, New Jersey.

2.) Barone, Pat B: 62 L: 4.04 Application # A23-3

The applicant is seeking a variance to use an existing garage as agriculture labor housing on property located at 41 Kilroy Road, Andover Township, New Jersey.

ORDINANCES:

OLD BUSINESS:

NEW BUSINESS:

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: None.

CORRESPONDENCE: None.

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.

PENDING APPLICATIONS:

Braen Supply – Deemed Incomplete 2.7.23 – No new information submitted.

Ringo Properties – Deemed Incomplete 10.4.22 – No new information submitted.

Feels of Green – Deemed Incomplete 6.13.23 – Requested information submitted.

Puff City – Deemed Incomplete 3.7.23 – No new information submitted.

UPCOMING MEETINGS: September 5, 2023, September 19, 2023

ADJOURNMENT:

RESOLUTION

**TOWNSHIP OF ANDOVER LAND USE BOARD
APPOINTING JESSICA CALDWELL, P.P., A.I.C.P., LEED GA
OF J. CALDWELL ASSOCIATES, LLC TO PREPARE A
PRELIMINARY INVESTIGATION STUDY, TO APPEAR AT A
PUBLIC HEARING AND TO COMPLY WITH ALL
OF THE REQUIREMENTS OF THE
LOCAL REDEVELOPMENT AND HOUSING LAW
PURSUANT TO N.J.S.A. 40A:12A-1 ET. SEQ.
DECIDED ON AUGUST 1, 2023
MEMORIALIZED ON AUGUST 15, 2023**

WHEREAS, the Local Redevelopment and Housing Law (“LRHL”) pursuant to N.J.S.A. 40A:12A-1 et. seq. authorizes municipalities to determine whether certain parcels of land in a municipality constitute an Area in Need of Redevelopment; and

WHEREAS, the Township Committee of Andover Township adopted Resolution #2023-106 which requests that the Andover Township Land Use Board undertake a preliminary investigation study of property designated as Block 103, Lots 2 and 3.02 on the Tax Assessment Map of Andover Township which premises are situated on Newton Sparta Road; and

WHEREAS, the Township Committee requests that the Andover Township Land Use Board utilize the services of Jessica Caldwell, P.P., A.I.C.P., LEED GA of J. Caldwell Associates, LLC to prepare the preliminary investigation study in order to determine whether the proposed study area qualifies as a Non-Condensation Redevelopment Area pursuant to N.J.S.A. 40A:12A-5 and N.J.S.A. 40:12A-6.

NOW, THEREFORE, BE IT RESOLVED by the Andover Township Land Use Board that Jessica Caldwell, P.P., A.I.C.P., LEED GA of J. Caldwell Associates, LLC be and is hereby retained and authorized to undertake a preliminary investigation study in accordance with the requirements of the Local Redevelopment and Housing Law pursuant to N.J.S.A. 40A:12A-1 et. seq. in regard to property known and designated as Block 103, Lots 2 and 3.02 which premises are situated on Newton Sparta Road, Andover Township, New Jersey as a Non-Condensation

Redevelopment Area in accordance with the criteria set forth in N.J.S.A. 40A:12A-5 and N.J.S.A.

40A:12A-6 and to appear at a public hearing and to comply with all of the requirements of the Local Redevelopment and Housing Law pursuant to N.J.S.A. 40:12A-1 et. seq.

**VOTE TO RETAIN THE SERVICES OF
JESSICA CALDWELL, P.P., A.I.C.P. LEED GA
OF J. CALDWELL ASSOCIATES, LLC TO PREPARE A
PRELIMINARY INVESTIGATION STUDY AND TO
FURTHER COMPLY WITH ALL REQUIERMENTS
OF THE LOCAL REDEVELOPMENT HOUSING LAW
PURSUANT TO N.J.S.A. 40A:12A-1 ET. SEQ.**

AUGUST 1, 2023

Motion Introduced By: Skewes

Seconded By: Carafello

In Favor: Olsen, Carafello, Skewes, Ordile, Gilchrist and

Howell Opposed: None

**VOTE TO MEMORIALIZE RESOLUTION TO RETAIN
THE SERVICES OF JESSICA CALDWELL, P.P., A.I.C.P. LEED GA
OF J. CALDWELL ASSOCIATES, LLC TO PREPARE A
PRELIMINARY INVESTIGATION STUDY AND TO
FURTHER COMPLY WITH ALL REQUIERMENTS
OF THE LOCAL REDEVELOPMENT HOUSING LAW
PURSUANT TO N.J.S.A. 40A:12A-1 ET. SEQ.**

AUGUST 15, 2023

Motion Introduced By:

Seconded By:

In Favor:

Opposed:

Andover Township Land Use Board

Stephanie Pizzulo, Board Secretary

Paul Messerschmidt, Chairman

The undersigned secretary certifies that the within Resolution was adopted by the Andover Township Land Use Board on August 1, 2023, and memorialized herein pursuant to N.J.S.A 40:55D-10(g) on August 15, 2023.

Stephanie Pizzulo, Board Secretary