



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
September 19, 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: September 5, 2023

RESOLUTIONS:

COMPLETENESS REVIEWS:

- 1.) Ringo Properties, LLC B: 158 L: 6 Application # A23-5

- 2.) DePinho, Stephen B: 71 L: 3.29 Application # A23-6

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 4.02

On January 19, 2023, the Governing Body of the Township of Andover authorized the Andover Township Land Use Board via Resolution R2023-46, to conduct a Condemnation Area in Need of

Redevelopment Study for the area identified as Block 108, Lot 4.02 on the official tax maps of the Township of Andover. The Study Area is located at 1045 Limecrest Road, Andover Township, Sussex County, New Jersey

2.) Feels of Green, LLC B: 155 L: 5.01 Application # A23-4

The applicant proposes to redevelop the existing commercial building to contain a small area in the front (721 square feet) for retail use and a back area for office and storage. The proposed use is a cannabis dispensary, this is a permitted use in the zone. The applicant proposes an addition of 95 square feet to the existing 1,434 square foot commercial building. An addition of 8 parking spaces and 1 loading area proposed with 1,000 square feet of new asphalt paving proposed along with an 8-foot-high masonry wall, new lighting and landscaping.

ORDINANCES: None.

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 – Joseph Ordile

VOUCHERS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$640.00	Budget
Weiner Law Group	Redevelopment Study for Subacute	\$1,392.00	Applicant’s Escrow
Weiner Law Group	Barone, Pat	\$144.00	Applicant’s Escrow
Weiner Law Group	Feels of Green	\$96.00	Applicant’s Escrow
Harold Pellow Associates	Feels of Green	\$138.00	Applicant’s Escrow

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 – Additional information submitted. Scheduled for completeness on 9.19.23.

Feels of Green – Deemed Incomplete 6.13.23 – Additional information requested by 9.9.23 for hearing date of 9.19.23.

Puff City – Deemed Incomplete 3.7.23 – Additional information submitted. Scheduled for completeness on 10.3.23.

Walsky, Barry – Submitted 8/28/23

698 Route 206 South, LLC – Submitted 8/25/23

UPCOMING MEETINGS: October 3, 2023, October 17, 2023

ADJOURNMENT: