



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
November 21, 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: October 17, 2023

RESOLUTIONS:

1.) Walsky, Barry B: 45 L: 8.01 Application #23-7

The Applicant is seeking a use variance to keep up to five (5) chickens (hens only) on his property as emotional support animals. The Applicant also seeks a bulk variance for the proposed placement of the chicken coop.

COMPLETENESS:

1.) Andover Munsee Realty, LLC B: 134 L: 26 Application # 23-9

The applicant is seeking preliminary and final site plan approval and bulk variance relief for a proposed retail commercial and cannabis cultivation buildings. The applicant is also seeking a Section 68 certification for the pre-existing, non-conforming use for the apartment, which was constructed in 1957. The applicant will remove the side driveway and expand the existing main

driveway area, remove the gravel area behind the main building to offset impervious coverage and show additional parking by the shed area.

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

1.) Barone, Pat B: 62 L: 4.04 Application # A23-2
(For a Board vote only)

2.) Puff City Property, LLC B: 134 L: 17.06 Application # 23-2
The Applicant is seeking preliminary and final site plan approval to allow the construction of a proposed 6,120 square foot commercial building. The Applicant proposes to demolish and remove the existing building, accessory structure and asphalt pavement. Other site related improvements include an 18-space parking lot, lighting, landscaping, upgraded septic system and a new well.

3.) Andover Munsee Realty, LLC B: 134 L: 26 Application # 23-9
The applicant is seeking preliminary and final site plan approval and bulk variance relief for a proposed retail commercial and cannabis cultivation buildings. The applicant is also seeking a Section 68 certification for the pre-existing, non-conforming use for the apartment, which was constructed in 1957. The applicant will remove the side driveway and expand the existing main driveway area, remove the gravel area behind the main building to offset impervious coverage and show additional parking by the shed area.

ORDINANCES: None.

OLD BUSINESS:

- 1.) Appointment of a Board Planner
- 2.) 2024 Budget

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	\$512.00	Budget
Weiner Law Group	Puff City Property, LLC	\$208.00	Applicant's Escrow
Weiner Law Group	Ringo Properties	\$64.00	Applicant's Escrow
Weiner Law Group	Feels of Green	\$240.00	Applicant's Escrow
Weiner Law Group	Andover Munsee Realty, LLC	\$560.00	Applicant's Escrow
Weiner Law Group	DePinho, Stephen	\$224.00	Applicant's Escrow
Weiner Law Group	Walsky, Barry	\$400.00	Applicant's Escrow
Harold Pellow Associates	Engineering	\$207.00	Engineering Budget
Harold Pellow Associates	Ringo Properties	\$2,376.00	Applicant's Escrow
Harold Pellow Associates	Feels of Green	\$552.00	Applicant's Escrow
Harold Pellow Associates	DePinho, Stephen	\$291.50	Applicant's Escrow
Harold Pellow Associates	Puff City Property, LLC	\$738.50	Applicant's Escrow
Harold Pellow Associates	Barone, Pat	\$276.00	Applicant's Escrow
Harold Pellow Associates	Andover Munsee Realty, LLC	\$622.50	Applicant's Escrow
Harold Pellow Associates	Walsky, Barry	\$280.00	Applicant's Escrow
Harold Pellow Associates	698 Route 206 – Mosner	\$586.00	Applicant's Escrow

CORRESPONDENCE:

- 1.) From: Lavery, Selvaggi, Abromitis & Cohen, PC
Re: Notice of Hearing for Airside Sheetmetal – Green Township

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
Ringo Properties – Deemed Incomplete 9.19.23.
698 Route 206 South, LLC – Deemed Incomplete 10.3.23
DePinho – Deemed Incomplete 9.19.23
Open Space Plan – Hearing Date 12.5.23

UPCOMING MEETINGS: December 5, 2023, December 19, 2023

ADJOURNMENT: