



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

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

RESOLUTIONS:

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

A (d) 1 use variance granted to permit agricultural labor housing for a family member engaged in farming on the site.

COMPLETENESS: None.

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

1.) Open Space and Recreation Plan Update

A presentation of the Open Space and Recreation Plan update.

2.) 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	\$832.00	Budget
Weiner Law Group	Puff City, LLC	\$1,024.00	Applicant’s Escrow
Weiner Law Group	Pat Barone	\$560.00	Applicant’s Escrow
Weiner Law Group	Stephen DePinho	\$96.00	Applicant’s Escrow
Weiner Law Group	Andover Munsee Realty, LLC	\$544.00	Applicant’s Escrow
Harold Pellow Assoc.	Engineering	\$414.00	Budget
Harold Pellow Assoc.	698 Route 206S – David Mosner	\$513.00	Applicant’s Escrow
Harold Pellow Assoc.	Barry Walsky	\$181.00	Applicant’s Escrow
Harold Pellow Assoc.	Andover Munsee Realty, LLC	\$1,235.25	Applicant’s Escrow
Harold Pellow Assoc.	Puff City, LLC	\$310.50	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:

Ringo Properties – Deemed Incomplete 9.19.23.

698 Route 206 South, LLC – Deemed Incomplete 10.3.23

UPCOMING MEETINGS: January 9, 2024

ADJOURNMENT: