



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road  
AGENDA  
May 21, 2024  
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:** April 16, 2024

**RESOLUTIONS:**

1.) Seegull, LLC B: 108 L: 4.01 Application # 24-2

*Preliminary and final site plan approval with "c" variance relief to permit the construction of a concrete batch plant in the matter of Seegull, LLC d/b/a Sparta Redi-Mix Concrete Plant.*

2.) Area in Need of Redevelopment B: 103 L: 2 & 3.02

*Recommendation that the Township Committee of Andover Township designate the study area as a non-condemnation area in need of redevelopment pursuant to the Local Redevelopment and Housing Law under N.J.S.A. 40A:12A-1 Et. Seq.*

**COMPLETENESS:** None.

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

1.) Ballantine Woods                      B: 7 L: 10.03, 10.05                      Application # A24-3

*The applicant is seeking final major subdivision approval for ten (10) lots which have preliminary subdivision approval and one open space lot to be dedicated to Andover Township. The ten (10) lots are for future single-family homes.*

2. Scully, Daniel                      B: 119 L: 8                      Application # A23-10

*The applicant is proposing a two-story wood frame addition to the front of the house. No additional bedrooms to be added. The addition is in the front-yard setback.*

**ORDINANCES:**

1.) An Ordinance of the Township Committee of the Township of Andover, County of Sussex, and State of New Jersey to Amend the Andover Township Route 206 Redevelopment Plan, Specifically to Establish a New Abbey Redevelopment Overlay (ARO) Zone for a Portion of the Redevelopment Area

2.) An Ordinance of the Township Committee of the Township of Andover, County of Sussex, and State of New Jersey Adopting an Amendment to Chapter 190 of the Zoning Code of the Township of Andover to Establish the Route 206 Economic Development (ECD) Zone.

**OLD BUSINESS:**

**NEW BUSINESS:**

1.) Master Plan Survey Results Presentation

**LIAISON REPORTS:**

- Township Committee** – Mike Lensak
- Environmental Commission** –Eric Olsen
- Sustainable Andover** – Eric Olsen
- Economic Development Committee** – John Carafello
- Master Plan** – Joseph Ordile

**VOUCHERS:**

| <b>Company</b>   | <b>Purpose</b>             | <b>Amount</b> | <b>Paid By</b>     |
|------------------|----------------------------|---------------|--------------------|
| Weiner Law Group | Legal                      | \$720.00      | Budget             |
| Weiner Law Group | Ringo Properties, LLC      | \$ 96.00      | Applicant's Escrow |
| Weiner Law Group | Redevelopment Study        | \$ 48.00      | Applicant's Escrow |
| Weiner Law Group | Andover Munsee Realty, LLC | \$128.00      | Applicant's Escrow |
| Weiner Law Group | Daniel Scully              | \$160.00      | Applicant's Escrow |

|                  |                          |            |                    |
|------------------|--------------------------|------------|--------------------|
| Weiner Law Group | 698 Route 206 South, LLC | \$464.00   | Applicant's Escrow |
| Weiner Law Group | Seegull, LLC             | \$2,016.00 | Applicant's Escrow |
| Weiner Law Group | Ballantine Woods, LLC    | \$ 96.00   | Applicant's Escrow |

**CORRESPONDENCE:**

- 1.) From: NJ Fish and Game  
Re: Hyper Humus Restoration Project

**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 4.19.24/ Hearing 6.18.24
- Priority Compacting Repair, LLC – Deemed Incomplete 1.16.24

**UPCOMING MEETINGS:** June 18, 2024, July 2, 2024.

**ADJOURNMENT:**