



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road  
AGENDA  
June 18, 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 10:30 pm. 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:** May 7, 2024

**RESOLUTIONS:**

1.) Ballantine Woods, LLC    Block 7 Lot 10.05    A24-3

A resolution granting final major subdivision approval for Phase C.

2.) Daniel Scully    Block 119 Lot 8    A23-10

A resolution granting "c" variance relief to construct an addition to a single-family dwelling within the front yard setback.

3.) 698 Route 206 South, LLC Block 158 Lot 1 A23-8

A resolution granting minor site plan approval with “c” variance relief and design waiver exception relief.

**ORDINANCES:**

1.) An ordinance of the Township Committee of the Township of Andover, County of Sussex, and the 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.

**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.) Ringo Properties, LLC B: 158 L: 6 Application # 22-5

*The applicant is seeking approval to develop the property for a combination of uses entailing retail, office, warehouse/storage and/or light manufacturing. A use variance is required for the proposed light manufacturing use, which is not permitted in the Highway Commercial Zone. Bulk variances are also required.*

**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	\$1,056.00	Budget
Weiner Law Group	Ringo Properties, LLC	\$112.00	Applicant's Escrow
Weiner Law Group	Redevelopment Study B:103, L: 2 & 3.02	768.00	Applicant's Escrow
Weiner Law Group	Daniel Scully	\$736.00	Applicant's Escrow
Weiner Law Group	Priority Compactor Repair, LLC	\$96.00	Applicant's Escrow
Weiner Law Group	698 Route 206 South, LLC	\$1,312.00	Applicant's Escrow
Weiner Law Group	Seegull, LLC	\$592.00	Applicant's Escrow
Weiner Law Group	Ballantine Woods, LLC	\$528.00	Applicant's Escrow

**CORRESPONDENCE:**

- 1.) From: James Grenewicz  
Re: Land Use Hearing 5.7.24

**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:**

Priority Compacting Repair, LLC – Deemed Incomplete 1.16.24

**UPCOMING MEETINGS:** July 2, 2024, July 16, 2024

**ADJOURNMENT:**