



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
November 19, 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. The Township cannot guarantee the reliability of internet service and the ability of a member of the public to join the meeting. In the event that the live stream meeting is unavailable, the in-person meeting will proceed as scheduled.

ROLL CALL:

ADMINISTRATIVE ITEMS:

Approval of Minutes: October 29, 2024.

RESOLUTIONS:

1.) Woodmont Treatment Center, LLC B: 151, L: 22.02 Application # 24-09

ORDINANCES: None.

COMPLETENESS: None.

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

1.) Canniff, William & Michelle B:71 L: 3.01 Application # 24-7

The applicant proposes to add a detached 2-car garage (pole barn) and complete fenced side area of property.

2.) 99 Mulford Road Redevelopment Plan B: 108, L: 1.05

3.) 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. Bulk variances are also required.

OLD BUSINESS:

NEW BUSINESS:

LIAISON REPORTS:

Township Committee – Mike Lensak

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

Master Plan – Joseph Ordile

VOUCHERS:

Company	Purpose	Amount	Paid By
Harold Pellow Assoc.	Engineering	\$58.00	Budget
Harold Pellow Assoc.	Feels of Green, LLC	\$290.00	Applicant's Escrow
Harold Pellow Assoc.	Seegull, LLC	\$202.50	Applicant's Escrow
Harold Pellow Assoc.	Canniff, William & Michelle	\$213.00	Applicant's Escrow
Harold Pellow Assoc.	National Land Developers	\$1,502.00	Applicant's Escrow
Harold Pellow Assoc.	Czapelski/Seidman	\$106.50	Applicant's Escrow
Harold Pellow Assoc.	Woodmont Treatment Center, LLC	\$329.00	Applicant's Escrow
Harold Pellow Assoc.	Master Plan	\$348.00	Budget
Harold Pellow Assoc.	Priority Compactor Repair, LLC	\$355.00	Applicant's Escrow
Harold Pellow Assoc.	Suez Water	\$174.00	Applicant's Escrow
Weiner Law Group	Legal	\$1,623.00	Budget
Weiner Law Group	Ringo Properties, LLC	\$928.00	Applicant's Escrow
Weiner Law Group	Perona Realty Corp.	\$128.00	Applicant's Escrow
Weiner Law Group	National Land Developers	\$2,000.00	Applicant's Escrow
Weiner Law Group	Woodmont Treatment Center, LLC	\$2,176.00	Applicant's Escrow
Wiener Law Group	Canniff, William & Michelle	\$320.00	Applicant's Escrow

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.

CORRESPONDENCE:

- 1.) From: County of Sussex – Department of Engineering
Re: Perona Realty Corp., B: 69, L: 8, 10, 11

- 2.) From: County of Sussex – Department of Engineering
Re: Sussex Firearms, B: 106, L: 17.08

PENDING APPLICATIONS:

- 1.) Sussex Firearms – completeness determination 11.19.24

UPCOMING MEETINGS: December 3, 2024, December 17, 2024

ADJOURNMENT: