



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
August 19, 2025
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: May 20, 2025, June 3, 2025, July 1, 2025, July 15, 2025.

RESOLUTIONS: None.

ORDINANCES:

1.) An Ordinance Amending Chapter 190 of the Zoning Code of the Township of Andover to Amend the Route 206 ECD Zone.

COMPLETENESS:

HEARINGS:

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

1.) Pura Vita, LLC Block 108, Lot 1.01 Application # 25-1

The applicant is proposing wholesale water distribution from artisan wells existing onsite by 16 to 18 tanker trucks per day.

2.) LWM Predevelopment, LLC Block 108, Lot 1.05 Application 25-6

The applicant is seeking approval for a 120 age-restricted senior housing community with associated driveways, common spaces and utilities. A subdivision is proposed to create two new lots that will each contain affordable housing units.

OLD BUSINESS:

NEW BUSINESS:

LIAISON REPORTS:

Township Committee – Eric Karr

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

VOUCHERS:

Company	Purpose	Amount	Paid By
Vogel, Chait, Collins & Schneider	Legal	\$255.00	Budget
Vogel, Chait, Collins & Schneider	Pura Vita	\$255.00	Applicant's Escrow
Vogel, Chair, Collins & Schneider	Ringo Properties, LLC	\$119.00	Applicant's Escrow
Vogel, Chait, Collins & Schneider	LWM Predevelopment, LLC	\$221.00	Applicant's Escrow
Harold Pellow & Assoc.	Engineering	\$145.00	Budget

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: Mr. Harold P. Cook, III, Esq.

Re: Pura Vita, LLC Block 108, Lot 1.01 – Request to carry matter to September 2025.

SCHEDULING OF PENDING APPLICATIONS:

1.) Scotto Land Investments, LLC, B: 161, L: 3.01 – Submitted 7.30.25 Pending Completeness

2.) Ringo Properties, LLC B: 158, L: 6 – Submitted 7.30.25 Pending Completeness Determination

UPCOMING MEETINGS: September 2, 205, September 16, 2025.

EXECUTIVE SESSION: Pending Litigation.

ADJOURNMENT: