



# ANDOVER TOWNSHIP

## SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road  
AGENDA  
July 15, 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](http://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:** None.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

### **COMPLETENESS:**

#### **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.

**HEARINGS:** None.

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

**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	\$1,615.00	Budget
Vogel, Chait, Collins & Schneider	Robinson vs. Canniff & LUB	\$382.50	Litigation
Vogel, Chait, Collins & Schneider	ZJM Properties, LLC	\$ 85.00	Applicant's Escrow
Vogel, Chair, Collins & Schneider	Ringo Properties, LLC	\$ 42.50	Applicant's Escrow
Vogel, Chait, Collins & Schneider	Abbey Alpha, LLC	\$ 85.00	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:** None.

**SCHEDULING OF PENDING APPLICATIONS:**

- 1.) Pura Vita, LLC, B: 108, L: 1.01 – Deemed incomplete 3.4.25
- 2.) Ringo Properties, LLC B: 158, L: 6 – Pending Completeness Determination
- 3.) LWM Predevelopment, LLC, B: 108, L: 1.05 - Pending Completeness Determination

**UPCOMING MEETINGS:** July 29, 2025, August 5, 2025.

**ADJOURNMENT:**