



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road

AGENDA
March 4, 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: February 18, 2025.

RESOLUTIONS:

1.) 2024 Annual Report

ORDINANCES:

1.) An Ordinance of the Township of Andover, County of Sussex, State of New Jersey Amending Chapter 190 "Zoning", Article XVII "Cannabis Cultivation and Processing" of the Township Code, Permitting Outdoor Cultivation of Cannabis in Industrial Zones.

COMPLETENESS:

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

The applicant is proposing wholesale water distribution from artisan wells existing onsite by four (4) tanker trucks per day.

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

1.) 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. Bulk variances are also required.

The applicant has requested the application be carried to a future meeting date. The applicant will re-notice once the date is determined.

OLD BUSINESS:

NEW BUSINESS:

LIAISON REPORTS:

Township Committee – Eric Karr

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

Master Plan – Joseph Ordile

VOUCHERS:

Company	Purpose	Amount	Paid By
Vogel, Chait, Collins & Schneider	Legal	\$1,020.00	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: Wander Ecological Consultants

Re: Notice of Application for Wetlands Permit – 70 Perona farm Road, Block 67, Lot 2.02

2.) From: Mr. Joseph A. O’Neill, Esq.

Re: Ringo Properties, LLC – Request to carry hearing to next available date.

SCHEDULING OF PENDING APPLICATIONS:

1.) Pure Vita, LLC, B: 108, L: 1.01

UPCOMING MEETINGS: March 18, 2025, April 1, 2025

ADJOURNMENT: