



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road

AGENDA  
May 20, 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:** April 1, 2025, April 15, 2025, April 29, 2025.

## **RESOLUTIONS:**

1.) Scotto Land Investments, LLC      Block 161, Lots 3 & 3.01      Application # 25-03

*A resolution granting preliminary and final site plan approval and conditional use approval for an outdoor cannabis cultivation facility with related site improvements.*

## **ORDINANCES:**

1.) An Ordinance of the Township of Andover, County of Sussex, State of New Jersey Amending Chapter 190 "Zoning," Article II "Word Usage and Definitions" of the Township Code, Qualifying the Treatment of Accessory Uses or Structures.

**COMPLETENESS:**

1.) ZJM Properties, LLC, 60 Stickles Pond Road, Block 126 Lot: 5.03, Application # A25-4  
*The applicant is seeking a d(1) use variance for its business, which is the repair of cranes and hydraulic equipment. Attendant to the primary repair business will be a parts pickup counter for similarly situated repair professionals.*

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

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2.) Pedro A. Aguila 695 Route 206 Block: 134 Lot: 28 Application # A25-5  
*The applicant is seeking site plan waiver for the storage of personal cars, vans and motorcycles.*

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**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	\$1,683.00	Budget
Vogel, Chair, Collins & Schneider	Ringo Properties, LLC	\$42.50	Applicant's Escrow
Vogel, Chait, Collins & Schneider	Litigation	\$1,496.00	Litigation
Vogel, Chait, Collins & Schneider	ZJM Properties, LLC	\$255.00	Applicant's Escrow
Vogel, Chair, Collins & Schneider	Scotto Land Investments	\$960.50	Applicant's Escrow
Vogel, Chait, Collins & Schneider	Abbey Alpha	\$850.00	Applicant's Escrow
Harold Pellow & Assoc.	Seegull, LLC	\$60.00	Applicant's Escrow
Harold Pellow & Assoc.	Engineering	\$217.50	Budget
Harold Pellow & Assoc.	Scotto Farms	\$145.00	Applicants Escrow
Harold Pellow & Assoc.	Abbey Alpha	\$385.00	Applicant's Escrow
Harold Pellow & Assoc.	Pura Vita, LLC	\$776.25	Applicant's Escrow
Harold Pellow & Assoc.	Perona Realty Corp.	\$685.20	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:****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

**UPCOMING MEETINGS:** June 3, 2025, June 17, 2025.

**Executive Session:** Pending Litigation.

**ADJOURNMENT:**