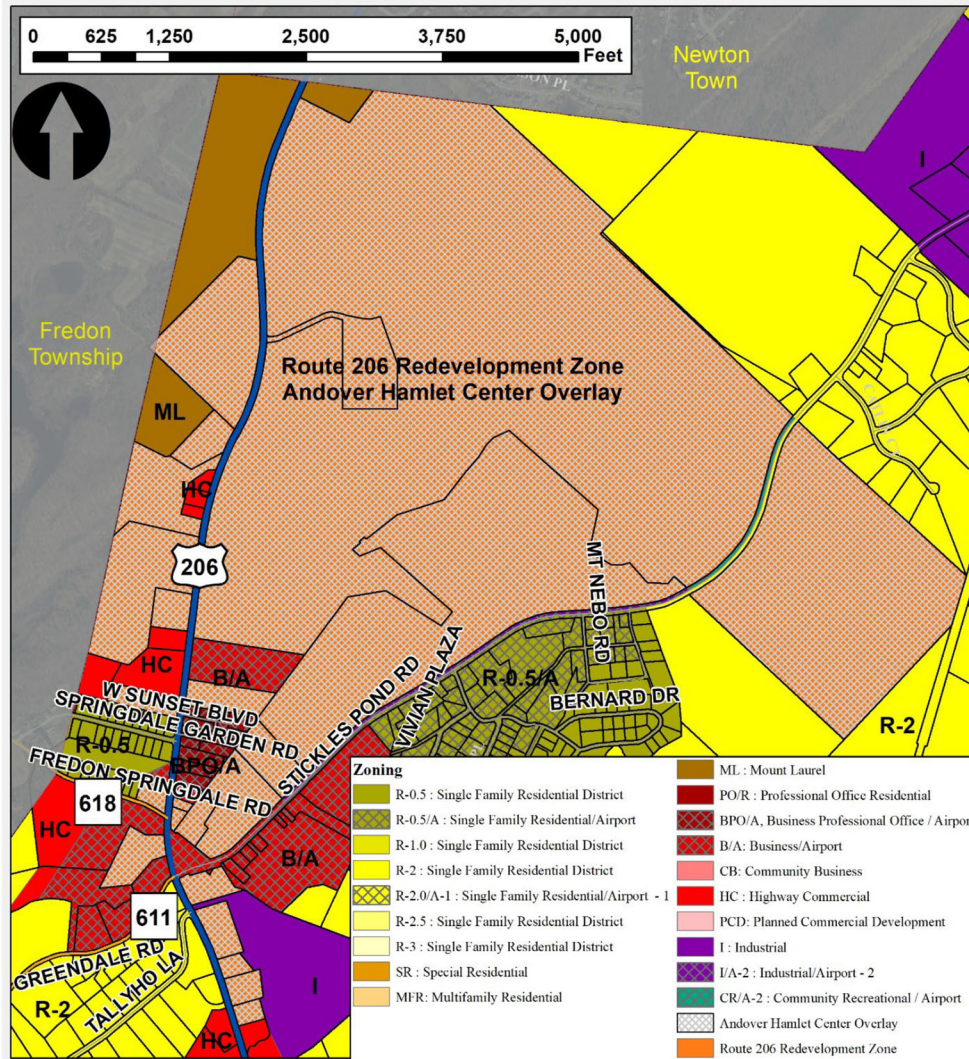


Route 206 Redevelopment Plan Amendment

Township of Andover
Sussex County, New Jersey



FEBRUARY 2026

Plan To Thrive



**J Caldwell
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ROUTE 206 REDEVELOPMENT PLAN AMENDMENT

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PLAN CONSISTENCY REVIEW

BACKGROUND

The Route 206 Redevelopment Plan (the “Plan”) governs the Non-Condensation Area in Need of Redevelopment (the “Plan Area”) designated by Resolution 2021-91 adopted by the Township Committee of the Township of Andover on September 2, 2021, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), including 43 tax lots along the Route 206 Corridor (the “Plan Area”). The Plan was amended in November 2022 and June 2023. This Amendment pertains only to the Andover Hamlet Center Overlay (AHCO) Sub-Area in the Plan.

The purpose of this Plan Amendment is to bring the Redevelopment Area into compliance with the Amended Fair Housing Act (P.L. 2024, c.2), the Housing and Mortgage Finance Agency’s Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq. (“UHAC”) and the Consent Order granting Conditional Compliance Certification (pursuant to N.J.S.A. 52:27D-304[q]) to the Township of Andover for the Fourth Round of affordable housing obligations in New Jersey. Among other items identified in this Consent Order, the Township agreed to increase the residential density permitted in the Route 206 Redevelopment Area, and specifically the Andover Hamlet Center Overlay (AHCO), to incentivize redevelopment of the area and produce a portion of the Township’s “fair share” of affordable housing units.



AMENDMENTS TO THE REDEVELOPMENT PLAN

The original Redevelopment Plan contemplates the potential for amendments to the Plan. In the Legal Provisions section of the Redevelopment Plan, it states:

“The Route 206 Redevelopment Area Plan may be amended from time to time in compliance with the requirements of the Local Redevelopment & Housing Law.

As development occurs within the Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Township of Andover and its citizens. Amendments may be required in order to accommodate these changes.”

The Plan was amended in November 2022 and June 2023. This Amendment pertains only to the Andover Hamlet Center Overlay (AHCO) Sub-Area in the Plan. As noted previously, the proposed Amendment is being developed to incentivize redevelopment of the site and bring the Township into compliance with its obligation to provide for affordable units.

The proposal is consistent with the Andover Township Master Plan. The Township’s Master Plan was adopted by the Andover Township Land Use Board on December 7, 1992, and a Master Plan amendment was adopted in October 2005. The 1992 Master Plan was then updated in July 2007, December 2008, July 2011, and the Housing Element Fair Share Plan dated October 18, 2016. The following goals and objectives are of particular relevance to this amendment:

Land Use

1. To establish development densities and intensities at levels that do not exceed the carrying capacity of the natural environment and available infrastructure, both existing and planned.
2. To provide a future land use pattern that serves the needs of the community for housing, community services, and a safe and healthful environment.

Housing

1. To provide for a variety of housing types that respond to the needs of households of varying size, age, and income, persons with disabilities and emerging demographic characteristics.
2. To promote and support the development and redevelopment of affordable housing intended to address the Township’s fair share obligation.
3. To provide a range of housing opportunities within the Township, with densities and lot sizes that respond to the capabilities and limitations of natural systems and available infrastructure.



This proposed amendment is also consistent with the New Jersey State Development and Redevelopment Plan (SDRP), which designates Andover Township as PA-4 (Rural) and PA-5 (Environmentally Sensitive). The SDRP calls for multifamily housing at appropriate population densities that have access to public sewers and major transportation corridors, which this Amendment effectuates.

This Redevelopment Plan Amendment is consistent with the Sussex County Strategic Growth Plan. The Plan continues to propose multifamily, age-restricted housing along a major transportation corridor in the County.

Portions of the Andover Hamlet Center Overlay Zone border Fredon Township and the Town of Newton. The proposed Plan Amendment is consistent with the Newton Master Plan, which identifies mixed-use neighborhood commercial along Route 206 in the Town. Though the adjacent land in Fredon is rural in nature, the proposed increase in density does not vary in a significant way from the original Plan, and does not impact Fredon's land use in this area.

In addition to the foregoing, the findings, analyses, and elements required by N.J.S.A. 40A:12A-7 in the existing Plan are not affected by this Amendment and are incorporated herein by reference.

ROUTE 206 REDEVELOPMENT PLAN AMENDMENT

In the Redevelopment Plan, as amended through June 2023, on page 16, the introductory paragraph to the Andover Hamlet Center Overlay, should be removed and replaced with the following:

“There are several properties within the Redevelopment Area, specifically in the area of the Saint Paul's Abbey Properties, that according to the 2011 Master Plan Reexamination are feasible for constructing higher density housing to accommodate affordable housing obligations. These properties also present unique opportunities to develop a hamlet center with a mix of residential uses along with commercial/retail and office uses. Development in this AHCO Zone should include a mandatory 20% set-aside for affordable housing. However, properties that have received site plan approval or have been deemed complete by the Land Use Board prior to the adoption of this ordinance shall remain subject to the prior set-aside requirement of 15% for rental units and 20% for for-sale units. These properties may utilize the Route 206 Redevelopment Area Zone provisions or may utilize the Andover Hamlet Center Overlay standards listed below if centralized wastewater treatment and disposal is provided. The following is a list of tax lots in the AHCO – Andover Hamlet Center Overlay:”

[no changes to list of blocks and lots]



On page 17, the “Affordable Housing Requirements” row in the bulk table should be updated as follows:

Affordable Housing Requirements	Minimum Set Aside	20%, regardless of tenure
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On page 17, the “Affordable Housing Requirements” section should be removed and replaced with the following:

“The Township of Andover has previously designated the area around the Saint Paul’s Abbey Property as appropriate to construct affordable housing. As a result, an affordable housing set-aside within the Hamlet Center will provide for a mix of housing choices within the Township. Any housing proposed within the Hamlet Center that results in a density of more than six (6) units per acre and a total of six (6) or more units shall provide a 20 percent set-aside, regardless of unit tenure. Those units shall meet all state and local standards in place at the time of development including the provisions of the Housing and Mortgage Finance Agency’s Uniform Housing Affordability Controls at N.J.A.C. 5:80-26.1 et seq. (“UHAC”) and the Township’s Affordable Housing Ordinance, as amended.”