



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
September 3, 2024
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.

ROLL CALL:

ADMINISTRATIVE ITEMS:

Approval of Minutes: None.

RESOLUTIONS:

1.) Always Comfy, LLC B: 100 L:2 Application # A22-2

Extension of "c" variance approval for property located at 4 Mountainside Drive, in the R-5 residential district.

2.) Perona Realty Corporation B: 69 L: 8,10,& 11 Application # A24-4

A resolution for an amended preliminary and final site plan approval, "d"(2) variance approval with ancillary "c" variance relief and an exception from design standards in the matter of Perona realty Corporation.

ORDINANCES: None.

COMPLETENESS:

1.) Czapelski, George & Seidman, Donna B: 7 L: 10.02 Application # A24-5

The applicant is requesting a bulk variance for a 14' X 18' shed in the side yard setback.

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

1.) Czapelski, George & Seidman, Donna B: 7 L: 10.02 Application # A24-5

The applicant is requesting a bulk variance for a 14' X 18' shed in the side yard setback.

2.) Priority Compactor Repair, LLC B: 161 L: 5.02 Application # A23-11

The applicant operates a disposal company and is proposing to use this site for empty dumpster storage, and repairs to dumpsters. The property will not be used to store trash or debris or to park vehicles that have trash or debris in them.

OLD BUSINESS:**NEW BUSINESS:**

1.) 2025 Budget

LIAISON REPORTS:

Township Committee – Mike Lensak

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

Master Plan – Joseph Ordile

VOUCHERS: None.

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.) Email from James Grenewicz

Re: Request for specific Land Use Board application

- 2.) From: Matthew Sinke, PE, Sussex County Division of Engineering
Re: Preliminary Site Plan Review for National Land Developers

PENDING APPLICATIONS:

- 1.) Ringo Properties – Hearing continuation 10.1.24
- 2.) Choka, Justin – Hearing 9.17.24
- 3.) Canniff, William & Michelle – 9.17.24
- 4.) National Land Developers, LLC – Completeness Determination 9.17.24
- 5.) Woodmont Treatment Center, LLC – Completeness Determination

UPCOMING MEETINGS: September 17, 2024, October 1, 2024

ADJOURNMENT: