



ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board
Municipal Building
134 Newton Sparta Road
AGENDA
September 17, 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: August 20, 2024.

RESOLUTIONS:

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

A resolution granting "c" bulk variance relief in the matter of George Czapelski & Donna Seidman.

ORDINANCES: None.

COMPLETENESS:

1.) National Land Developers B: 151 L: 21 Application # 24-8

The applicant proposes an industrial building with existing single-family residence to be renovated into a 3-bedroom house.

2.) Woodmont Treatment Center, LLC B:151 L: 22.02 Application # 24-9

The applicant proposes an in-patient treatment center.

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

1.) JC Farms, LLC B: 103 L: 6 Application # 24-6

The applicant proposes to remove and replace existing foundation and regrade due to water damage.

-

2.) Canniff, William & Michelle B:71 L: 3.01 Application # 24-7

The applicant proposes to add a detached 2-car garage (pole barn) and complete fenced side area of property.

OLD BUSINESS:

NEW BUSINESS:

LIAISON REPORTS:

Township Committee – Mike Lensak

Environmental Commission –Eric Olsen

Sustainable Andover – Eric Olsen

Economic Development Committee – John Carafello

Master Plan – Joseph Ordile

VOUCHERS:

Company	Purpose	Amount	Paid By
Weiner Law Group	Legal	\$960.00	Budget
Weiner Law Group	Always Comfy, LLC	\$208.00	Applicant's Escrow
Weiner Law Group	Ringo Properties, LLC	\$1,520.00	Applicant's Escrow
Weiner Law Group	Priority Compacting, LLC	\$112.00	Applicant's Escrow
Weiner Law Group	Perona Realty Corp.	\$1,712.00	Applicant's Escrow
Weiner Law Group	Donna Seidman	\$64.00	Applicant's Escrow
Weiner Law Group	JC Farm, LLC	\$64.00	Applicant's Escrow
Weiner Law Group	William & Michelle Canniff	\$64.00	Applicant's Escrow
Weiner Law Group	National Land Developers	\$128.00	Applicant's Escrow
Weiner Law Group	Woodmont Treatment Center	\$128.00	Applicant's Escrow
Harold Pellow Assoc.	Engineering	\$213.00	Budget
Harold Pellow Assoc.	Ringo Properties, LLC	\$1,065.81	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:

- 1.) From: SC Department of Engineering & Planning
Re: Preliminary Site Plan – 248 Stickles Pond Road
- 2.) From: Wander Ecological Consultants
Re: Notice of application for wetlands per – 40 Payne Road

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 9.17.24

UPCOMING MEETINGS: October 1, 2024, October 15, 2024

ADJOURNMENT: