

**TOWNSHIP OF ANDOVER
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

ORDINANCE #2024-05

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 190 OF THE MUNICIPAL
CODE OF THE TOWNSHIP OF ANDOVER, NEW JERSEY, IN ORDER TO ADOPT A NEW
ZONING MAP**

WHEREAS, the Township Committee of the Township of Andover has adopted a Zoning Ordinance as part of its Municipal Code and has, from time to time, amended and modified the same so as to revise the boundaries of zoning districts within the Township of Andover; and

WHEREAS, the Township Engineer, Harold E. Pellow & Associates, Inc. ('Township Engineer'), has prepared a Zoning Map depicting the zoning district boundaries within the Township of Andover as of March 19, 2024 ('Zoning Map'); and

WHEREAS, the Township of Andover Land Use Board has reviewed the Zoning Map, and moved to recommend that the Governing Body of the Township of Andover adopt same; and

WHEREAS, pursuant to N.J.S.A. 40:55D-62 of the Municipal Land Use Law, the Township Committee may adopt or amend a zoning ordinance relating to the nature and extent of the uses of land and of buildings and structures thereon; and

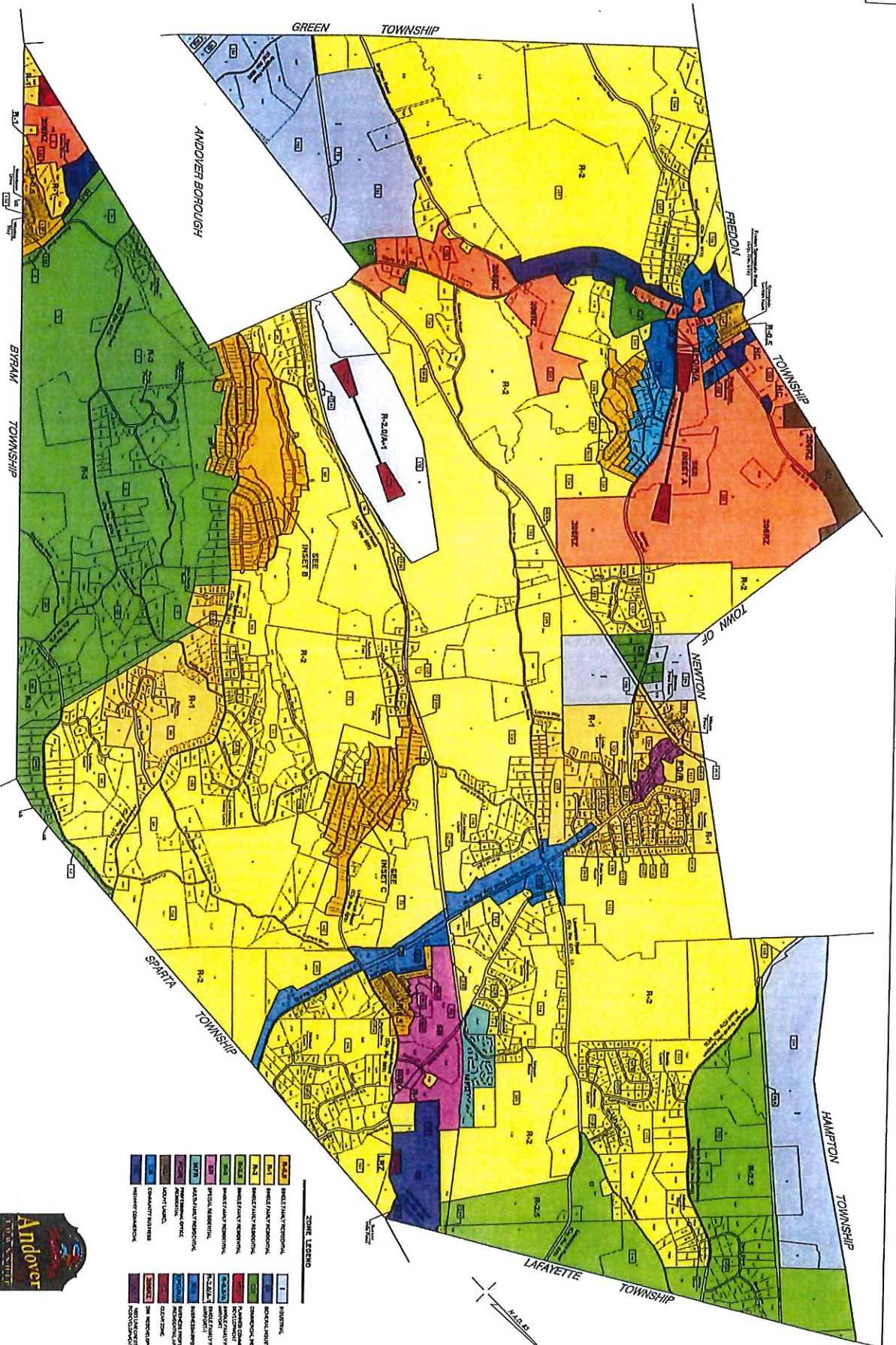
WHEREAS, the Township Committee has reviewed the Zoning Map, and concurs with the conclusion of the Land Use Board that it is current and accurate; and

WHEREAS, the Township Committee now wishes to adopt the Zoning Map as prepared by the Township Engineer, as the official Zoning Map of the Township of Andover, and to authorize implementation of same by the Township Administrator and Municipal Clerk.

NOW, THEREFORE, BE IT ORDAINED,

1. That the Zoning Map prepared by the Township of Andover Engineer, Harold E. Pellow & Associates, Inc., dated March 19, 2024, be and hereby is declared to be the official Zoning Map of the Township of Andover, and the Township Administrator and Clerk are hereby authorized to implement same.
2. **Codification.** This Ordinance may be renumbered for codification purposes.
3. **Inconsistency.** All Ordinances of the Township of Andover which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.
4. **Partial Invalidity.** If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance.
5. **Effect Date.** This Ordinance shall take effect immediately following adoption and publication as required by law.

Official Zoning Map of Andover Township, New Jersey, as of March 19, 2024. The map is subject to change without notice. The zoning districts shown on this map are those in effect as of the date of printing. The zoning districts shown on this map are those in effect as of the date of printing. The zoning districts shown on this map are those in effect as of the date of printing.



ZONE LEGEND

R-1	RESIDENTIAL SINGLE-FAMILY	I-1	INDUSTRIAL
R-2	RESIDENTIAL SINGLE-FAMILY	I-2	INDUSTRIAL
R-3	RESIDENTIAL SINGLE-FAMILY	I-3	INDUSTRIAL
R-4	RESIDENTIAL SINGLE-FAMILY	I-4	INDUSTRIAL
R-5	RESIDENTIAL SINGLE-FAMILY	I-5	INDUSTRIAL
R-6	RESIDENTIAL SINGLE-FAMILY	I-6	INDUSTRIAL
R-7	RESIDENTIAL SINGLE-FAMILY	I-7	INDUSTRIAL
R-8	RESIDENTIAL SINGLE-FAMILY	I-8	INDUSTRIAL
R-9	RESIDENTIAL SINGLE-FAMILY	I-9	INDUSTRIAL
R-10	RESIDENTIAL SINGLE-FAMILY	I-10	INDUSTRIAL
R-11	RESIDENTIAL SINGLE-FAMILY	I-11	INDUSTRIAL
R-12	RESIDENTIAL SINGLE-FAMILY	I-12	INDUSTRIAL
R-13	RESIDENTIAL SINGLE-FAMILY	I-13	INDUSTRIAL
R-14	RESIDENTIAL SINGLE-FAMILY	I-14	INDUSTRIAL
R-15	RESIDENTIAL SINGLE-FAMILY	I-15	INDUSTRIAL
R-16	RESIDENTIAL SINGLE-FAMILY	I-16	INDUSTRIAL
R-17	RESIDENTIAL SINGLE-FAMILY	I-17	INDUSTRIAL
R-18	RESIDENTIAL SINGLE-FAMILY	I-18	INDUSTRIAL
R-19	RESIDENTIAL SINGLE-FAMILY	I-19	INDUSTRIAL
R-20	RESIDENTIAL SINGLE-FAMILY	I-20	INDUSTRIAL
R-21	RESIDENTIAL SINGLE-FAMILY	I-21	INDUSTRIAL
R-22	RESIDENTIAL SINGLE-FAMILY	I-22	INDUSTRIAL
R-23	RESIDENTIAL SINGLE-FAMILY	I-23	INDUSTRIAL
R-24	RESIDENTIAL SINGLE-FAMILY	I-24	INDUSTRIAL
R-25	RESIDENTIAL SINGLE-FAMILY	I-25	INDUSTRIAL
R-26	RESIDENTIAL SINGLE-FAMILY	I-26	INDUSTRIAL
R-27	RESIDENTIAL SINGLE-FAMILY	I-27	INDUSTRIAL
R-28	RESIDENTIAL SINGLE-FAMILY	I-28	INDUSTRIAL
R-29	RESIDENTIAL SINGLE-FAMILY	I-29	INDUSTRIAL
R-30	RESIDENTIAL SINGLE-FAMILY	I-30	INDUSTRIAL
R-31	RESIDENTIAL SINGLE-FAMILY	I-31	INDUSTRIAL
R-32	RESIDENTIAL SINGLE-FAMILY	I-32	INDUSTRIAL
R-33	RESIDENTIAL SINGLE-FAMILY	I-33	INDUSTRIAL
R-34	RESIDENTIAL SINGLE-FAMILY	I-34	INDUSTRIAL
R-35	RESIDENTIAL SINGLE-FAMILY	I-35	INDUSTRIAL
R-36	RESIDENTIAL SINGLE-FAMILY	I-36	INDUSTRIAL
R-37	RESIDENTIAL SINGLE-FAMILY	I-37	INDUSTRIAL
R-38	RESIDENTIAL SINGLE-FAMILY	I-38	INDUSTRIAL
R-39	RESIDENTIAL SINGLE-FAMILY	I-39	INDUSTRIAL
R-40	RESIDENTIAL SINGLE-FAMILY	I-40	INDUSTRIAL
R-41	RESIDENTIAL SINGLE-FAMILY	I-41	INDUSTRIAL
R-42	RESIDENTIAL SINGLE-FAMILY	I-42	INDUSTRIAL
R-43	RESIDENTIAL SINGLE-FAMILY	I-43	INDUSTRIAL
R-44	RESIDENTIAL SINGLE-FAMILY	I-44	INDUSTRIAL
R-45	RESIDENTIAL SINGLE-FAMILY	I-45	INDUSTRIAL
R-46	RESIDENTIAL SINGLE-FAMILY	I-46	INDUSTRIAL
R-47	RESIDENTIAL SINGLE-FAMILY	I-47	INDUSTRIAL
R-48	RESIDENTIAL SINGLE-FAMILY	I-48	INDUSTRIAL
R-49	RESIDENTIAL SINGLE-FAMILY	I-49	INDUSTRIAL
R-50	RESIDENTIAL SINGLE-FAMILY	I-50	INDUSTRIAL
R-51	RESIDENTIAL SINGLE-FAMILY	I-51	INDUSTRIAL
R-52	RESIDENTIAL SINGLE-FAMILY	I-52	INDUSTRIAL
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R-56	RESIDENTIAL SINGLE-FAMILY	I-56	INDUSTRIAL
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R-64	RESIDENTIAL SINGLE-FAMILY	I-64	INDUSTRIAL
R-65	RESIDENTIAL SINGLE-FAMILY	I-65	INDUSTRIAL
R-66	RESIDENTIAL SINGLE-FAMILY	I-66	INDUSTRIAL
R-67	RESIDENTIAL SINGLE-FAMILY	I-67	INDUSTRIAL
R-68	RESIDENTIAL SINGLE-FAMILY	I-68	INDUSTRIAL
R-69	RESIDENTIAL SINGLE-FAMILY	I-69	INDUSTRIAL
R-70	RESIDENTIAL SINGLE-FAMILY	I-70	INDUSTRIAL
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R-75	RESIDENTIAL SINGLE-FAMILY	I-75	INDUSTRIAL
R-76	RESIDENTIAL SINGLE-FAMILY	I-76	INDUSTRIAL
R-77	RESIDENTIAL SINGLE-FAMILY	I-77	INDUSTRIAL
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R-79	RESIDENTIAL SINGLE-FAMILY	I-79	INDUSTRIAL
R-80	RESIDENTIAL SINGLE-FAMILY	I-80	INDUSTRIAL
R-81	RESIDENTIAL SINGLE-FAMILY	I-81	INDUSTRIAL
R-82	RESIDENTIAL SINGLE-FAMILY	I-82	INDUSTRIAL
R-83	RESIDENTIAL SINGLE-FAMILY	I-83	INDUSTRIAL
R-84	RESIDENTIAL SINGLE-FAMILY	I-84	INDUSTRIAL
R-85	RESIDENTIAL SINGLE-FAMILY	I-85	INDUSTRIAL
R-86	RESIDENTIAL SINGLE-FAMILY	I-86	INDUSTRIAL
R-87	RESIDENTIAL SINGLE-FAMILY	I-87	INDUSTRIAL
R-88	RESIDENTIAL SINGLE-FAMILY	I-88	INDUSTRIAL
R-89	RESIDENTIAL SINGLE-FAMILY	I-89	INDUSTRIAL
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R-93	RESIDENTIAL SINGLE-FAMILY	I-93	INDUSTRIAL
R-94	RESIDENTIAL SINGLE-FAMILY	I-94	INDUSTRIAL
R-95	RESIDENTIAL SINGLE-FAMILY	I-95	INDUSTRIAL
R-96	RESIDENTIAL SINGLE-FAMILY	I-96	INDUSTRIAL
R-97	RESIDENTIAL SINGLE-FAMILY	I-97	INDUSTRIAL
R-98	RESIDENTIAL SINGLE-FAMILY	I-98	INDUSTRIAL
R-99	RESIDENTIAL SINGLE-FAMILY	I-99	INDUSTRIAL
R-100	RESIDENTIAL SINGLE-FAMILY	I-100	INDUSTRIAL
C-1	COMMERCIAL	O-1	OFFICE
C-2	COMMERCIAL	O-2	OFFICE
C-3	COMMERCIAL	O-3	OFFICE
C-4	COMMERCIAL	O-4	OFFICE
C-5	COMMERCIAL	O-5	OFFICE
C-6	COMMERCIAL	O-6	OFFICE
C-7	COMMERCIAL	O-7	OFFICE
C-8	COMMERCIAL	O-8	OFFICE
C-9	COMMERCIAL	O-9	OFFICE
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C-67	COMMERCIAL	O-67	OFFICE
C-68	COMMERCIAL	O-68	OFFICE
C-69	COMMERCIAL	O-69	OFFICE
C-70	COMMERCIAL	O-70	OFFICE
C-71	COMMERCIAL	O-71	OFFICE
C-72	COMMERCIAL	O-72	OFFICE
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C-74	COMMERCIAL	O-74	OFFICE
C-75	COMMERCIAL	O-75	OFFICE
C-76	COMMERCIAL	O-76	OFFICE
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C-94	COMMERCIAL	O-94	OFFICE
C-95	COMMERCIAL	O-95	OFFICE
C-96	COMMERCIAL	O-96	OFFICE
C-97	COMMERCIAL	O-97	OFFICE
C-98	COMMERCIAL	O-98	OFFICE
C-99	COMMERCIAL	O-99	OFFICE
C-100	COMMERCIAL	O-100	OFFICE
A-1	ARTS AND CRAFTS	U-1	UNIVERSITY
A-2	ARTS AND CRAFTS	U-2	UNIVERSITY
A-3	ARTS AND CRAFTS	U-3	UNIVERSITY
A-4	ARTS AND CRAFTS	U-4	UNIVERSITY
A-5	ARTS AND CRAFTS	U-5	UNIVERSITY
A-6	ARTS AND CRAFTS	U-6	UNIVERSITY
A-7	ARTS AND CRAFTS	U-7	UNIVERSITY
A-8	ARTS AND CRAFTS	U-8	UNIVERSITY
A-9	ARTS AND CRAFTS	U-9	UNIVERSITY
A-10	ARTS AND CRAFTS	U-10	UNIVERSITY
A-11	ARTS AND CRAFTS	U-11	UNIVERSITY
A-12	ARTS AND CRAFTS	U-12	UNIVERSITY
A-13	ARTS AND CRAFTS	U-13	UNIVERSITY
A-14	ARTS AND CRAFTS	U-14	UNIVERSITY
A-15	ARTS AND CRAFTS	U-15	UNIVERSITY
A-16	ARTS AND		

NOTICE OF PENDING ORDINANCE

PUBLIC NOTICE is hereby given that the foregoing Ordinance was introduced and passed at first reading at a Regular Meeting of the Township Committee of the Township of Andover held on May 2, 2024. A public hearing regarding same will be held at a hybrid meeting scheduled for May 16, 2024, beginning at 7:00PM, to be held both in person and virtually via Zoom, which details for accessing the meeting are as follows:

Zoom Meeting

<https://us02web.zoom.us/j/85385763939?pwd=Y0xXTzRKSGorZmVpWVpYbmttSVJ6QT09>

Webinar ID: 853 8576 3939

Passcode: 814400

Phone: +1 929 205 6099

All persons interested both for and against said ordinance shall be given an opportunity to be heard concerning same. Copies of said Ordinance will be made available at the Clerk's office in the Township of Andover Municipal Building to the members of the general public who shall request the same.


Patricia L. Bussow, RMC
Administrator/Municipal Clerk

**TOWNSHIP OF ANDOVER
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

ORDINANCE #2024-05

**AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 190 OF THE MUNICIPAL
CODE OF THE TOWNSHIP OF ANDOVER, NEW JERSEY, IN ORDER TO ADOPT A NEW
ZONING MAP**

NOTICE OF FINAL ADOPTION

PUBLIC NOTICE is hereby given that the foregoing Ordinance was adopted at a public hearing held at a Hybrid Meeting of the Township Committee of the Township of Andover on May 16, 2024. Said Hybrid Meeting was held virtually via Zoom and in person at the Municipal Building, 134 Newton Sparta Road, Newton, NJ 07860, at which time all persons were given the opportunity to be heard concerning same. This Ordinance shall take effect immediately upon publication, as required by law.

Patricia L. Bussow

Patricia L. Bussow, RMC
Administrator/Municipal Clerk