

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

ORDINANCE #2023-11

AN ORDINANCE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX, STATE OF NEW JERSEY, TO AMEND THE ANDOVER TOWNSHIP ROUTE 206 REDEVELOPMENT PLAN TO INCLUDE AN ADDITIONAL PERMITTED USE ENTITLED "WHOLSALE ESTABLISHMENTS, WAREHOUSES AND STOREHOUSES EXCEPT THOSE SET FORTH IN 190-54 WHICH ARE CONDITIONAL USES"

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Act"), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of redevelopment or areas in need of rehabilitation, as such terms are defined in the Act; and

WHEREAS, on September 2, 2021, the Township of Andover (the "Township"), designated property identified as an area covering 812 acres and 43 tax lots in the Township along US Route 206 and Stickles Pond Road, with specific tax lot and blocks identified in Attachment A, as an area in need of redevelopment in accordance with the Act (the "Redevelopment Area"); and

WHEREAS, the Township Committee referred the development of a redevelopment plan for the Redevelopment Area to the Township's Land Use Board, which developed and reviewed a redevelopment plan entitled, "Route 206 Redevelopment Plan," prepared by J Caldwell & Associates, LLC, dated March 2022 (see Attachment A); and

WHEREAS, the Township Committee adopted the Route 206 Redevelopment Plan via Ordinance 2022-13 on June 2, 2022; and

WHEREAS, the Township Committee on October 20, 2022 adopted Ordinance 2022-18, amending the Route 206 Redevelopment Plan to permit Class 5 Cannabis Retailer Licenses as a permitted use; and

WHEREAS, the Township Committee wishes to establish that the development of wholesale establishments, warehouses, and storehouses is and always was intended to be designated by the Route 206 Redevelopment Plan as a permitted use within the Redevelopment Area; and

WHEREAS, the Township Committee wishes to establish that the warehousing and storing of certain materials, as set forth in §190-54 of the Township Municipal Code, is and always was intended to be designated by the Route 206 Redevelopment Plan as a conditional use within the Redevelopment Area.

NOW, THEREFORE, BE IT ORDAINED, by the Township Committee of the Township of Andover, in the County of Sussex, and State of New Jersey, as follows:

SECTION 1. The Route 206 Redevelopment Plan and specific amendments (Attachment A) are hereby incorporated into the Township's Zoning Ordinance, Chapter 190, as adjusted, and entitled "Route 206 Redevelopment Zone/Andover Hamlet Overlay Zone".

SECTION 2. The development of wholesale establishments, warehouses, and storehouses shall be a permitted use within the Route 206 Redevelopment Zone/Andover Hamlet Overlay Zone.

SECTION 3. The warehousing and storing of certain materials, as set forth in §190-54 of the Township Municipal Code, shall be a conditional use within the Route 206 Redevelopment Zone/Andover Hamlet Overlay Zone.

SECTION 4. All other elements of the Route 206 Redevelopment Plan which have been incorporated into the Township Municipal Code shall remain in full force & effect.

SECTION 5. 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.

SECTION 6. 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.

SECTION 7. This Ordinance may be renumbered for codification purposes.

SECTION 8. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

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 June 15, 2023. A public hearing regarding same will be held at a hybrid meeting scheduled for August 17, 2023, beginning at 7:00PM, to be held both in person and virtually via Zoom, which details for accessing the meeting are as follows:

Join Zoom Meeting

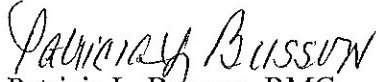
<https://us02web.zoom.us/j/85385763939?pwd=Y0xXTzRKSGorZmVpWVpYbmttSVJ6QT09>

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.


Patricia L. Bussow, RMC
Administrator/Municipal Clerk

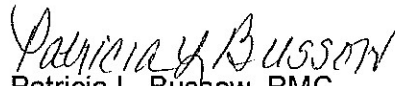
**TOWNSHIP OF ANDOVER
SUSSEX COUNTY, NEW JERSEY**

ORDINANCE #2023-11

AN ORDINANCE OF THE TOWNSHIP OF ANDOVER, COUNTY OF SUSSEX, STATE OF NEW JERSEY, TO AMEND THE ANDOVER TOWNSHIP ROUTE 206 REDEVELOPMENT PLAN TO INCLUDE AN ADDITIONAL PERMITTED USE ENTITLED "WHOLSESALE ESTABLISHMENTS, WAREHOUSES AND STOREHOUSES EXCEPT THOSE SET FORTH IN 190-54 WHICH ARE CONDITIONAL USES"

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 August 17, 2023. 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, RMC
Administrator/Municipal Clerk