

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

ORDINANCE #2024-07

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER,
COUNTY OF SUSSEX, AND STATE OF NEW JERSEY TO AMEND THE ANDOVER
TOWNSHIP ROUTE 206 REDEVELOPMENT PLAN, SPECIFICALLY TO ESTABLISH A NEW
ABBEY REDEVELOPMENT OVERLAY (ARO) ZONE FOR A PORTION OF THE
REDEVELOPMENT AREA**

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, via Resolution 2021-91, 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 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; and

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

WHEREAS, the Route 206 Redevelopment Plan adopted in 2022 established a new Route 206 Redevelopment (REDEV) Zone applicable to all 43 parcels in the Redevelopment Area, which permits a variety of commercial and light industrial uses in an effort to promote economic development along the corridor; and

WHEREAS, the Route 206 Redevelopment Plan created a new Andover Hamlet Center Overlay (AHCO) Zone over 23 parcels in the northern section of the Redevelopment Area, which permits a mix of non-residential and residential uses if access to a centralized wastewater treatment and disposal facility is provided; and

WHEREAS, the Township Committee requested the preparation of an amendment to the Route 206 Redevelopment Plan, which amendment relates to three parcels in the Redevelopment Area, which are identified as Block 151 Lots 22 and 22.02 and Block 153 Lot 35 on Township tax records (the "Plan Area"); and

WHEREAS, this Route 206 Redevelopment Plan Amendment (the "Plan Amendment"), prepared by Burgis Associates, Inc., dated May 7, 2024 and revised June 20, 2024 (Attached hereto as 'EXHIBIT A'), retains the underlying Route 206 Redevelopment (REDEV) Zone, but removes the Andover Hamlet Center Overlay (AHCO) zoning from the Plan Area, establishing instead a new Abbey Redevelopment Overlay (ARO) Zone over the Plan Area; and

WHEREAS, the Plan Amendment will offer an alternative development program for the Plan Area if access to a centralized wastewater treatment and disposal facility is provided; and

WHEREAS, it is the Township's belief that the Plan Amendment will help to facilitate the development of the Plan Area with attractive, high-quality non-residential and institutional uses, and advance the development of the Plan Area for inclusionary housing in furtherance of Andover's constitutional obligation to provide for affordable housing; and

WHEREAS, the Township Committee wishes to adopt the Plan Amendment and to Amend the Township Zoning Ordinance to codify said Plan Amendment.

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 Amendment prepared by Burgis Associates, Inc., dated May 7, 2024 and revised June 20, 2024, is hereby adopted and incorporated into the Township's Zoning Ordinance, Chapter 190, as adjusted, creating the "Abbey Redevelopment Overlay (ARO) Zone."

SECTION 2. The following sections shall be added to Chapter 190:

Chapter 190 Zoning

Section 190-45.3 Route 206 Abbey Redevelopment Overlay (ARO) Zone

A. Description of the Abbey Redevelopment Overlay (ARO) Zone.

The Abbey Redevelopment Overlay (ARO) Zone shall be applied to the properties identified as Block 151 Lots 22 and 22.02 and Block 153 Lots 35 on Township tax records (the "Plan Area"); however, nothing herein shall be interpreted to replace the underlying REDEV Zone designation.

B. Goal

The goal of the Abbey Redevelopment Overlay (ARO) Zone is to facilitate attractive, high-quality non-residential and institutional development in underutilized portions of the Plan Area in recognition of its designation as an Area in Need of Redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL), as well as to encourage the development of inclusionary housing in furtherance of Andover's constitutional obligation to provide for affordable housing, subject to access to a centralized wastewater treatment and disposal facility.

C. Applicability

The redeveloper shall be permitted to develop in accordance with the Abbey Redevelopment Overlay (ARO) Zone standards set forth herein if access to a centralized wastewater treatment and disposal facility is provided. Otherwise, development shall be subject to the underlying REDEV Zone standards.

D. Definitions

The following terms as used in this Ordinance shall be defined as follows. Where terms are not identified, the definitions set forth in the Zoning Code at Chapter 190, Article II, shall prevail.

Assisted Living Facilities

A facility licensed by the New Jersey Department of Health to provide apartment-style housing, dining and assisted living services when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.

Banquet Facilities

A building or a portion of a building where the primary use and design is to be rented or reserved by individuals, businesses, or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations, and such use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption; and 3) outdoor gardens, ceremony and reception facilities. As a secondary or accessory use, the facility may be open to the public for special events or during fixed hours as a restaurant and/or a bar. The facility may also be used, as a secondary or accessory use, for special entertainment events that are open to the public, such as food and wine events, music events, car shows, and similar activities. In addition, the facility may include lodging for short term stays as a secondary or accessory use. (See "Lodging House.")

Brewery

A brewery operating under a brewery license pursuant to N.J.S.A. 33:1-10.

Distillery

A distillery that has been issued, and is in compliance with, a distillery license pursuant to N.J.S.A. 33:1-10.

Duplexes

A building on a single lot containing two attached single-family dwelling units, each of which is totally separated from the other by an unpierced wall extending from the basement to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall except for a common stairwell exterior to both dwelling units.

Flex-Space Buildings

Light industrial buildings that have a combination of warehouse space and office/retail space in each unit and units often have a warehouse door or loading dock.

Health Clubs

An establishment that provides facilities for aerobic exercises, including but not limited to running and jogging, exercise equipment, game courts, swimming facilities, and ancillary facilities such as saunas, showers, massage rooms and lockers.

Inpatient and/or Outpatient Substance Abuse Facility

A facility licensed by the New Jersey Department of Health which provides inpatient and/or outpatient health care services for the primary or specialty medical treatment of substance abuse, which may include inpatient medical detoxification, residential health care/treatment services, inpatient or outpatient physical therapy and/or rehabilitation with ancillary uses.

Live/Work

A unit that contains one dwelling unit, in addition to dedicated floor space for the purpose of conducting a business, which business shall be conducted by the occupant of the dwelling unit. The business component may or may not be separate and distinct from the dwelling and may involve retail sales of products and/or visitation by clients for services.

Lodging House

A bed and breakfast or portion of a banquet facility with lodging for short term stays. No lodging house or any rental space thereon, other than permanent concessionaires within a lodging house, shall be occupied by the same guest or guests for a consecutive period exceeding 14 days.

Lot

For the purposes of this Ordinance, a Lot is the total land area of a redevelopment project, which may pertain to an entire tax parcel or a portion of a parcel leased for a redevelopment project. Where a portion of a parcel is leased for a redevelopment project, lease lines shall be considered "lot lines" for the purposes of this Ordinance.

Medical Offices

An office used by physicians, dentists or similar medical professionals for treatment and examination of patients; provided, that no overnight patients shall stay on the premises.

Multifamily Residential

A building containing three or more dwelling units located above, below, or to the side of each other and which may share common facilities, such as entryways, hallways and utilities.

Outdoor Sport Court

A paved area, located outside of a building, that is designed for athletic purposes (i.e. basketball court, tennis court, etc.).

Outdoor Storage

A paved area located outside of a building to provide storage of vehicles, equipment, raw materials and/or manufactured goods.

Personal Service Establishments

Establishments primarily engaged in rendering frequent or recurrent services of a personal nature to individuals, including but not limited to barber shops, beauty salons, nail salons, shoe cleaning or repair shops, tailors, laundromats, dry cleaners, and other similar places of business.

Professional, Business and Administrative Offices

A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communications equipment and offering no product or merchandise for sale to the public on the premises.

Restaurants

An establishment where food and drink are prepared, served and consumed primarily within the principal building or designated outdoor seating areas.

Retail Sales and Services

Establishments engaged in the selling or rental of goods or merchandise (usually to the general public for personal use or household consumption, although they may also serve business and institutional clients) and may include the rendering of services incidental to the sale of such goods.

Spas

A commercial establishment offering health and beauty treatment through such means as steam baths, exercise equipment, and massage.

E. Permitted Principal Uses

The following principal uses shall be permitted in the Abbey Redevelopment Overlay (ARO) Zone, either as stand-alone uses or as mixed-use developments:

1. Assisted living facilities.
2. Banks and fiduciary institutions.
3. Banquet facilities.
4. Breweries.
5. Commercial recreation.
6. Distilleries.
7. Duplexes.
8. Flex-Space Buildings
9. Health clubs and spas.
10. Hotels, lodging houses and motels.
11. Inpatient and/or outpatient substance abuse facilities.
12. Licensed child-care centers.
13. Light manufacturing, fabricating and assembly plants.
14. Live/work.
15. Medical offices.
16. Multifamily residential.
17. Personal service establishments.
18. Places of worship.
19. Professional, business and administrative offices.
20. Public parks, playgrounds, conservation areas and municipal/public facilities.
21. Restaurants (excluding drive-throughs).
22. Retail sales and services.
23. Sewer and/or water utilities.
24. Studios for the instruction of the arts, dancing, music, language or photography.
25. Townhouses
26. Wholesale establishments, warehouses and storehouses (excluding those set forth in §190-54).

F. Permitted Accessory Uses

The following accessory uses shall be permitted in the Abbey Redevelopment Overlay (ARO) Zone, either as stand-alone uses or as mixed-use developments:

1. Food trucks, when ancillary to a banquet facility, brewery or distillery.
2. Fueling stations and storage tanks when ancillary to a warehouse and/or industrial facility.
3. Gift shops, when ancillary to a place of worship.
4. Housing for members of a religious order, when ancillary to a place of worship.
5. Outdoor dining.
6. Outdoor sport courts.

- 7. Outdoor storage
- 8. Private garages.
- 9. Other accessory uses normally incidental to the permitted principal use, unless specifically prohibited herein.

G. Permitted Conditional Uses

The following conditional uses shall be permitted in the Abbey Redevelopment Overlay (ARO) Zone:

- 1. Home occupations, subject to the standards set forth at §190-45, which shall be considered conditions for the use.

H. Area and Bulk Regulations

Development within the Abbey Redevelopment Overlay (ARO) Zone shall conform to the area and bulk standards set forth in the table below:

Requirements ^a	ARO Zone
Min. Lot Area (ac)	4 ^b
Min. Lot Width/Street Frontage Lots Fronting Easterly Side of Rt 206 (ft) Lots Fronting Westerly Side of Rt 206 (ft)	150 ^c None
Min. Yards Front Yard (ft) Rear Yard (ft) Side Yard (ft)	50 50 ^d 20 ^d
Max. Building Height (stories / ft)	4 / 50
Max. Building Coverage (%)	35
Max. Impervious Coverage (%)	75 ^e
Max. Residential Density (units per ac)	10 ^f
Max. Number of Principal Buildings	None
Min. Setback Between Principal Buildings	Height of Taller Building ^g

a Within the ARO Zone, all area and bulk regulations shall be calculated in relation to the "lot," as defined in Subsection D. of this Ordinance.

b Not applicable to sewer and/or water facilities, which shall require no minimum lot area.

c Provided that any existing nonconforming lot width/street frontage shall not require relief.

d Minimum yard setback shall be increased to 100 feet wherever a non-residential use is proposed to abut a residential use along a side or rear lot line.

e §131-37.L. shall not be interpreted to apply in the ARO Zone.

f Maximum residential density shall not be interpreted to apply to assisted living facilities or inpatient substance abuse facilities.

g Except that for residential buildings where a side is facing another side, the minimum setback between the buildings shall be no greater than 18 feet.

I. Affordable Housing Requirements

The following affordable housing requirements shall apply to residential and mixed-use development within the Abbey Redevelopment Overlay (ARO) Zone:

1. All multifamily residential and/or townhouse developments constructed in the ARO Zone shall be required to set aside a minimum percentage of units for affordable housing. The minimum set-aside shall be 15% where affordable units will be for rent and 20% where affordable units will be for sale.

2. When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded downwards to the next whole number if less than one-half and upwards to the next whole number if one-half or more.

3. All affordable units produced in the ARO Zone shall comply with the New Jersey Fair Housing Act ("FHA")(N.J.S.A. 52:27D-301 et seq.), the Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-26.1 et seq.) or any successor regulation, the Township's Housing Element and Fair Share Plan, as may be amended or supplemented, the Township's Affordable Housing Ordinance at Chapter 190, Article XIII, to the extent not inconsistent with the FHA or UHAC, and any applicable compliance certification or order of the Court, including a judgment of compliance and repose order.

4. All affordable units shall be administered by a qualified Administrative Agent paid for by the developer.

5. The affordable units produced pursuant to this section shall be sufficiently integrated with the market rate units in the development, subject to Land Use Board approval.

J. Banquet Facility Requirements

The following supplemental requirements shall apply to banquet facilities within the Abbey Redevelopment Overlay (ARO) Zone:

1. Any live and/or amplified music played outdoors shall cease by 9:00 pm.
2. Special entertainment events that are open to the general public, such as food and wine events, music events, car shows, and similar activities, shall be permitted as a secondary or accessory use, provided that the Township Committee, or its designee, provide pre-authorization for such events.

K. Accessory Use Requirements

The following requirements shall apply to accessory uses and structures within the Abbey Redevelopment Overlay (ARO) Zone. Nothing herein shall be interpreted to apply to fences and walls, which are regulated separately under Subsection P.8. of this Ordinance.

1. Any accessory structure attached to a principal building shall comply in all respects with the requirements of this Ordinance applicable to the principal building, except that attached decks and patios shall be permitted within 20 feet of front lot lines and within 10 feet of side and rear lot lines.
2. Detached accessory structures shall be located at least 10 feet from the principal building, and shall not be permitted within the front yard, except for outdoor dining which shall be permitted within 20 feet of the front lot line. Detached accessory structures shall be set back minimally 10 feet from side and rear lot lines.
3. The maximum height of all detached accessory structures shall be 25 feet.
4. Additional requirements pertaining to specific accessory uses permitted in the ARO Zone are as follows:
 - a. Food trucks.
 - i. Food trucks shall obtain written approval from the owner or operating manager of the property on which their business will be conducted.
 - ii. Food trucks shall operate in accordance with the hours of operation set forth at §59A-2 of the Township Code.
 - iii. Food trucks shall be prohibited from parking outdoors overnight on private property, except when part of an event extending for more than one day which has been authorized by the Township and/or except when authorized pursuant to Subsection 4.d., Outdoor Storage, below.

b. Fueling stations and storage tanks.

i. All fueling station and storage tanks shall be subject to the requirements set forth in §190-54 regarding the storage of oil or petroleum of any kind and in any form, including but not limited to oil, petroleum, gasoline, kerosene, fuel oil, oil sludge, oil refuse, oil mixed with other wastes, crude oils and liquid propane.

ii. Fueling stations and storage tanks shall be located to the rear of the principal building and shall not be visible from the public right-of-way.

iii. Fueling stations and storage tanks shall be screened from view of adjacent properties via landscaping, fencing or a combination thereof.

c. Outdoor dining.

i. Outdoor dining shall be permitted within 20 feet of the front lot line and within 10 feet of side and rear lot lines, provided that in no event shall outdoor dining be permitted within sight triangles.

ii. Outdoor dining shall be provided in a manner that does not impair pedestrian circulation or access to business entrances.

iii. Umbrellas, awnings, canopies and heating units are permitted in outdoor dining areas.

iv. Live and/or amplified music shall be permitted in outdoor dining areas, provided that same shall cease by 9:00 pm.

v. A screen shall be provided which visually separates adjacent private property from the outdoor dining area. Such screen may consist of landscaping, screen walls, fencing material or any combination thereof.

vi. Outdoor dining areas shall be excluded from minimum parking requirement calculations, unless the number of outdoor dining seats exceeds 25% of the number of indoor dining seats, in which case the number of excess outdoor seats shall be included in the calculation of minimum parking for the use.

d. Outdoor storage.

i. All outdoor storage shall be screened by special planting and/or slatted fencing, as approved by the Land Use Board, so that it is not visible from any adjacent property or public right-of-way.

ii. Outdoor storage shall only be permitted in the side and rear yards, and shall meet the side and rear yard setbacks for accessory structures, as set forth in this Ordinance.

iii. Outdoor storage on a lot that does not contain a principal building is prohibited.

iv. No article, materials, article or equipment to be stored outdoors shall exceed the height of the principal building.

v. The outdoor storage requirements set forth herein shall not be interpreted to apply to the parking of trucks and trailers at loading docks during the course of loading and unloading operations.

L. Parking Requirements

The following parking requirements shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone:

1. The minimum number of off-street parking spaces required shall be as shown in the table below.

Off-Street Parking Requirements Land Use	Requirement
Residential (incl. Assisted Living)	No fewer than the maximum number of parking spaces per RSIS standards.
Inpatient Substance Abuse Facilities	0.50 per bed
Outpatient Substance Abuse Facilities	1 per 250 sf
Offices (inc. Medical Offices)	1 per 250 sf
Banks and Fiduciary Institutions	1 per 250 sf
Personal Service Establishments	1 per 250 sf
Retail Sales and Services	1 per 250 sf
Health Clubs and Spas	1 per 250 sf
Light Manufacturing, Fabricating and Assembly Plants	0.80 per 1,000 sf
Wholesale Establishments, Warehouses and Storehouses	0.80 per 1,000 sf
Flex-Space Buildings	1 per 500 sf
Instructional Studios	1 per 250 sf
Hotels, Lodging Houses and Motels	1 per guest room
Breweries and Distilleries	1 per 300 sf of tasting area + 0.80 per 1,000 sf of manufacturing area
Restaurants	1 per 4 seats
Banquet Facilities	1 per 4 seats ^a
Places of Worship	1 per 4 seats
Licensed Child-Care Centers	0.30 per licensed student

^a If restaurants and/or lodging are provided as ancillary or secondary uses to a banquet facility, the minimum parking requirement shall be the combined parking space requirements for all uses in the building.

2. All traffic aisles and off-street parking areas shall meet the following location requirements:

- a. Minimum setback from buildings: 5 feet
- b. Minimum setback from lot lines: 10 feet.

3. Parking stalls shall be a minimum of 9' wide by 18' long. Up to 10% of parking stalls may be provided at 8' wide by 18' long for compact cars.

4. All parking areas shall be designed with service aisles to meet the following standards:

- a. One-way: 14-foot aisle width.
- b. Two-way: 24-foot aisle width.
- c. Parallel parking: 12-foot aisle width.
- d. Forty-five-degree angle parking: 14-foot aisle width.
- e. Sixty-degree angle parking: 18-foot aisle width.
- f. Ninety-degree angle parking: 24-foot aisle width.

5. Parking lots shall be limited in size where possible and interconnected with commercial parking lots of adjacent properties. Shared parking areas and shared driveways are encouraged. Cross-access easements for adjacent lots with interconnected parking lots and/or driveways shall be required.

6. Parking lot design shall consider pedestrian circulation. Pedestrian crosswalks shall be provided and linked to the wider pedestrian network. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents.

7. Parking lots shall meet New Jersey ADA requirements for handicapped parking.

8. New driveway and parking areas for residential uses shall be constructed in accordance with the RSIS pavement specifications. Recycled Concrete Aggregate may substitute for Dense Graded Aggregate. Existing paved driveways and parking areas may remain, provided that they are brought up to the RSIS specification if they are replaced.

9. 6" Belgian Block or Concrete curbs shall be installed along new driveways and new parking areas. Curbs shall not be required along existing driveways. Depressed curbs may be utilized to allow stormwater to sheet flow off pavement.

10. Parking areas shall be screened from the street by evergreen shrubs forming a hedge no less than 3 feet, and no more than 4 feet, in height. In addition, all parking areas which adjoin a residential use along a side or rear lot line shall be screened by a fence or wall of 6 feet in height, which fence or wall shall be maintained in good condition; provided, however, that a natural landscaped buffer may be substituted, subject to Land Use Board approval.

11. Interior parking lot landscaping shall be provided as set forth in Subsection P. of this Ordinance.

12. Electric vehicle charging. Electric vehicle charging equipment shall be provided as required per the New Jersey Electric Vehicle Charging Station Law (P.L. 2021, c. 171).

M. Loading Requirements

The following loading requirements shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone:

1. The minimum number of loading spaces required shall be as follows:
 - a. Industrial and Commercial uses shall provide loading consistent with §190-64.
 - b. Hospitality, Assisted Living, Places of Worship and Inpatient/Outpatient Facilities with a floor area greater than 15,000 square feet shall be required to provide a minimum of one loading space.
2. All loading spaces shall be limited to side or rear yards and shall meet the following location requirements:
 - a. Minimum setback from buildings: 0 feet
 - b. Minimum setback from lot lines: 10 feet.
3. Loading spaces shall be a minimum of 12 feet wide by 30 feet long.
4. All loading spaces shall be marked appropriately at the site and shall be used solely for the parking of commercial vehicles, trucks or trailers during loading and unloading.
5. Loading areas in side and rear yards shall be screened to reduce visibility from the street. Such screen may take the form of plantings, fencing, walls or any combination thereof.
6. All loading areas which adjoin a residential use along a side or rear lot line shall be screened by a fence or wall of 6 feet in height, which fence or wall shall be maintained in good condition; provided, however, that a natural landscaped buffer may be substituted, subject to Land Use Board approval.

N. Buffer Requirements

The following buffer requirements shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone:

1. A buffer shall be provided wherever a non-residential use is proposed to abut a residential use along a side or rear lot line.

2. The buffer area shall be located on the non-residential lot and shall be adjacent to the shared lot line with the residential use.
3. The buffer shall be no less than 25 feet in width and shall be planted with a mix of native evergreen and deciduous trees and shrubs to provide a year-round natural looking screen.
4. Fences and walls shall be permitted within the buffer area up to a maximum height of 6 feet above ground level.
5. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.

O. Signage

Within the Abbey Redevelopment Overlay (ARO) Zone, signage shall be consistent with the standards set forth in §190-93, -94 and -95, as well as the following:

1. Retailers and or establishments with trademarked logos and signage may utilize signage consistent with such trademarks, subject to the size limitations set forth in §190-93 and -94.
2. Window signs shall only be permitted for advertising products sold within retail stores and establishments. Window signs shall only face the off-street customer parking and shall not cover more than 50% of the window glass.

P. Design Standards

The following design standards shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone:

1. Building Design and Mass.
 - a. Buildings, where appropriate, shall be designed to evoke the architectural attributes of buildings within the Township.
 - b. All buildings developed on a lot shall have a unified architectural and design scheme for the façades facing public streets. However, the unified architectural and design scheme is not intended to have the buildings all look alike, but rather have the buildings relate to one another architecturally.
 - c. Natural, earth tone colors shall be the predominant color scheme, provided that accent colors are permitted as a unifying design element.

d. Buildings shall use multiple materials to create attractive facades. Materials may include but are not limited to exterior insulating finishing system, prefabricated steel panels, brick, stone, stucco, decorative split faced block, cultured stone and fiber cement lap siding (hardiplank). Tilt-up and precast insulated concrete panels shall be cast with decorative designs, brick or decorative block finishes, or stained concrete with design reveals consistent with the color scheme provided in Subsection 1.c. above. Smooth-faced unglazed concrete block is prohibited as a predominant exterior building material for facades facing public streets.

e. Pitched roofs and/or flat roofs are recommended. Where pitched roofs are proposed, false dormers, hips, valleys, and gable ends should be used to break up unified massive roofs. Architectural shingles are a permitted roof finish for pitched roofs, and metal roofs may also be utilized if color, scale, and trim/fascia complement the facade. Where flat roofs are proposed, parapets shall be provided for elevations facing streets. Variation in the height of parapets and decorative trims are recommended architectural features.

f. Façade and/or rooflines of buildings should be stepped, or other architectural features should be provided such as awnings and overhangs, in order to prevent long, singular planes.

g. Rear and/or sides of buildings that face streets or primary access drives shall be finished in an attractive manner.

h. Finishes of building walls shall be similar in quality throughout the development. A tasteful mixture of finishes and colors is encouraged to prevent each building from looking exactly alike.

i. Covered walkways may be used to enhance the architectural facade.

j. Main entrances should be defined by architectural elements such as roof height changes, columns, porticos, vestibules, cut-outs, volume changes, etc.

k. National tenants and tenants with multiple locations may use their prototype buildings consistent with such brands, subject to the size limitations set forth in this Ordinance, provided that they utilize exterior materials which are in keeping with the unified architectural and design scheme.

l. In buildings requiring a second means of egress pursuant to the Uniform Construction Code, internal stairs or other routes of egress are preferred. Only in exceptional circumstances shall an attached external fire escape be permitted as one of the required means of egress and only if located on a building's rear or side elevation.

m. Buildings with a flat roof surface area of 500 square feet or more shall utilize a material that has a solar reflectivity of 50% or greater as certified by the Cool Roof Rating Council.

n. In accordance with P.L.2021, c.290, (ACS for A-3352/S-3504), warehouses of at least 100,000 square feet and built after July 1, 2022 shall be solar-ready buildings. For purposes of P.L.2021, c.290, "solar-ready zone" is defined as a section of a roof or building overhang designated and reserved for the future installation of a solar photovoltaic or solar thermal system, which is at least 40% of the roof area calculated as the horizontally projected areas minus the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or setback areas required by the State Uniform Construction Code, or as otherwise provided in the 2018 International Energy Conservation Code, Appendix CA, and any successor model code, concerning solar-ready zones.

2. Building Location and Orientation.

- a. Buildings shall be located towards and relate to public streets, both functionally and visually, to the maximum extent appropriate.
- b. In a development with multiple principal buildings, the buildings shall be organized, to the maximum extent appropriate, around features such as courtyards, quadrangles and alleys, which encourage pedestrian activity and incidental social interaction among users. Smaller, individualized groupings of buildings are encouraged.

3. Awnings.

- a. Fixed or retractable awnings are permitted at ground floor level and on upper levels where appropriate. Awnings should be compatible with the building's architectural style in terms of color, materials and style and should not conceal architectural features on the building such as decorative columns, pilasters, cornices or decorative details. They should be designed so as not to impair façade composition and to work within the building façade's subdivision.
- b. Canvas or metal awnings are preferred, although other waterproofed fabrics or materials may be considered. Solid or striped patterns are preferred. Colors of awnings shall be compatible with building and sign colors.
- c. In a building with multiple storefronts, compatible awnings with similar styles or colors should be used as a means of unifying the structure.

4. Pedestrian and Bicycle Access and Circulation.

- a. Sidewalks shall be required to be provided along all internal roadways within residential and mixed-use developments, which shall be designed in accordance with the Residential Site Improvement Standards requirements.
- b. Walkway areas within non-residential developments must be at least 4 feet in width to provide for the safe and convenient movement of pedestrians, provided however that sidewalks along retail building frontages must be at least 6 feet wide. Walkways shall be raised and curbed along buildings and within parking lots, where suitable.

Walkways near building entrances may be level with the pavement to eliminate trip hazards.

c. Barrier-free walkway systems shall be provided to allow pedestrian access to buildings or uses from parking lots and public sidewalks.

d. Sidewalk displays, limited to the premises from which items are being sold, are permitted directly in front of the retail establishment along the sidewalk, provided at least 6 feet of clearance is maintained at the storefront entrance and at least 4 feet of sidewalk width is maintained for pedestrians.

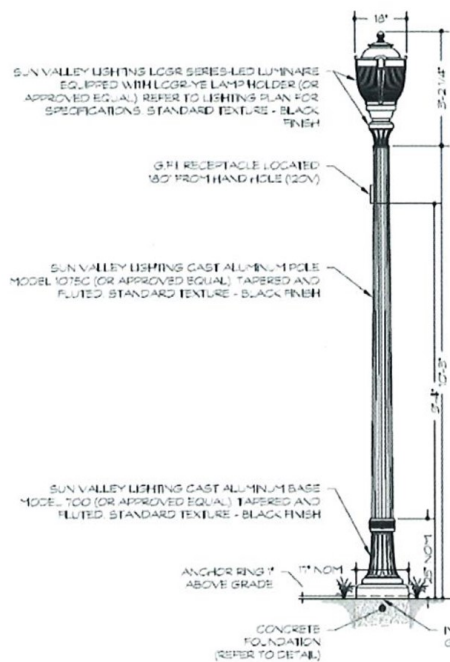
e. All building entrances must provide pedestrian access to adjacent streets and/or parking areas.

f. Bicycle access and parking should be considered as part of the development.

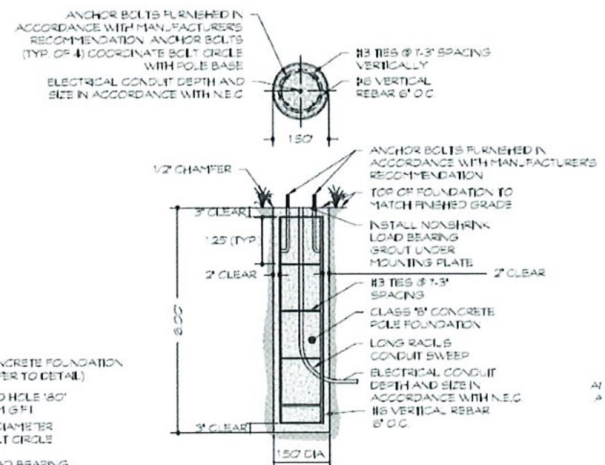
5. Lighting.

a. Decorative street lighting shall be provided along all internal roadways within residential and mixed-use developments.

b. Decorative street lighting shall blend with the architectural style of the community. See details below for an example of street light and pole details. Alternate coordinated street lights and poles shall be considered.

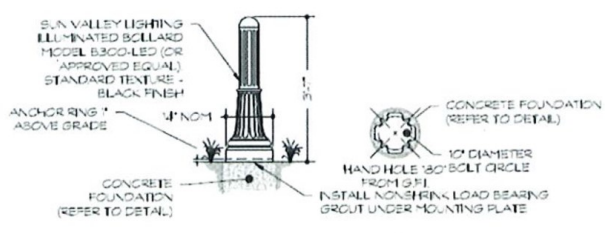


STREET LIGHT AND POLE DETAIL

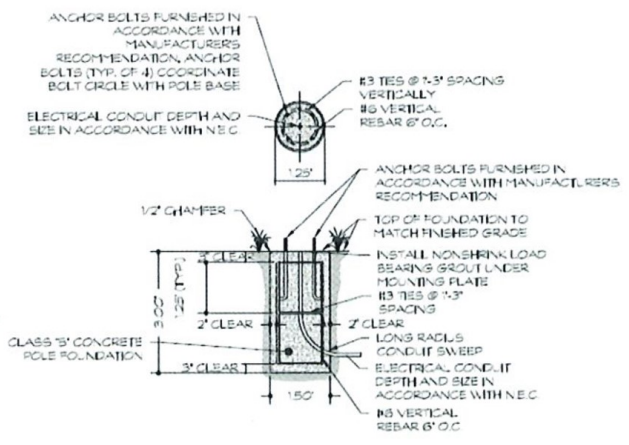


STREET LIGHT POLE FOUNDATION DETAIL

(METER TO BE INSTALLED PER UCP#11 REQUIREMENTS) NTS



STREET BOLLARD DETAIL



STREET BOLLARD FOUNDATION DETAIL

LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	FUS	LUMENS	LF	WATTS
•	B	10	SUN VALLEY BOLLARD B300-LED	B300-LED-100W VIA 5000K POWER ARRAY WITH OPTICAL ACRYLIC LENS	100W LED LUMENS AT 85°C	B300-LED-100W-5000K	ABSOLUTE	0.81	2840
⊙	A	8	SUN VALLEY LCG-GRV-3-5000K-100W	100W LED VERTICAL POWER ARRAY WITH CLEAR PATTERNED LENS 525 MA DRIVE CURRENT - 58 INPAT WATTS	100W LED VERTICAL POWER ARRAY WITH CLEAR PATTERNED LENS 525 MA DRIVE CURRENT - 58 INPAT WATTS	LCG-GRV-3-5000K-100W	ABSOLUTE	0.81	58

c. A lighting plan providing a minimum of 0.5 foot-candle for internal roadways/drive aisles, sidewalks and parking areas shall be provided.

d. The light intensity of a non-residential use shall not exceed 0.3 foot-candle along a shared lot line with a residential use.

e. No light source shall exceed a height of 25 feet in residential areas, 30 feet in commercial/institutional areas, and 35 feet in industrial areas, provided that no light source shall exceed a height of 25 feet within 100 feet of a residential use. However, light sources not exceeding 20 feet in height are preferred and encouraged, except where vehicular circulation requires more efficient coverage and greater height.

f. Lighting shall be downward facing or shielded to prevent glare and off-site light pollution.

g. The use of creative lighting schemes to highlight building facades and related areas of a site is encouraged.

6. Landscaping.

a. Landscaping shall be provided to promote a desirable and cohesive natural environment for residents, downtown patrons, employees, passing motorists and visitors. Landscaping shall be utilized to provide screening, provide windbreaks for winter winds and summer cooling for building, streets, and parking.

b. Ornamental trees should be provided throughout the ARO Zone, particularly at key locations such as site entrances and along existing roadway frontages.

c. Hedges, shrubs, and ground cover should be used to define space and provide privacy. Foundation plantings should include evergreen and deciduous shrubs.

d. Landscape plantings should complement the building and emphasize important features.

e. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced by the following planting season.

f. The use of planters, window flower boxes and hanging baskets is encouraged to provide seasonal color.

g. The use of landscaping, plants and trees which are native to the township is recommended.

h. Existing healthy and mature trees should be retained and incorporated into the landscape plan, wherever reasonably possible.

i. The landscaping shall be integrated with other site design features such as walkways, paths, gazebos, fountains, street furniture and public art.

j. Street trees, a minimum of 2.0-inches caliper at the time of planting, shall be planted along all internal roadways within residential and mixed-use developments. The bottom branches shall be trimmed to a minimum of 7 feet from the ground to allow pedestrian passage. Tree spacing shall be generally 35-40 feet apart with variation for driveways and lighting.

k. Parking lots shall be suitably landscaped to provide shade and visual relief. At least one shade tree, a minimum of 2.0-inches caliper at the time of planting, shall be provided for every 10 parking spaces. The perimeter edge of the parking lot shall be attractively landscaped.

7. Refuse and Recycling.

a. Trash, garbage and recyclable materials stored outside a building shall be stored in suitable containers and in fenced or walled enclosures.

b. Said enclosures shall be 6 feet in height. Materials should coordinate with the building.

c. Said enclosures shall be located in the side or rear yard, shall be set back minimally 10 feet from side and rear lot lines, and shall be screened from view from any adjoining street or property when deemed necessary by the Land Use Board.

d. Property owners and businesses are encouraged to consolidate and share refuse and recycling areas.

8. Fences and Walls.

a. Except as otherwise regulated in this Ordinance for screening of parking and loading, buffering, and refuse/recycling enclosures, fences and walls shall be limited to a maximum height of four (4) feet in front and side yards and shall be limited to a maximum height of 6 feet in rear yards.

b. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.

c. Walls and fences in all public areas are to be constructed to harmonize with the architectural detail of the principal structure.

d. Chain link fencing shall only be permitted in rear yards and shall be located no closer to the street than the rear wall of the principal building.

9. Service Equipment, Electric, Internet and Telephone.

a. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from public view using walls, roof elements or other such screening devices, designed to be architecturally compatible with the building's style, materials, colors and details.

b. Lots which abut existing streets where overhead electric, internet or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from those overhead lines, but any new service connections from the utilities' overhead lines shall be installed underground, with the exception of industrial uses which may be served overhead.

10. Steep Slopes.

a. Development within the Abbey Redevelopment Overlay (ARO) Zone shall be exempt from §190-32.3, Regulations for Development Within Steep Slope Areas.

Q. Other Requirements

All other applicable requirements of Chapter 190, and of other chapters, of the Township Code shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone unless superseded by the regulations of this Ordinance. In case of a conflict between the provisions of this Ordinance and other provisions of the Code, this Ordinance shall apply.

SECTION 3. 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 4. 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.

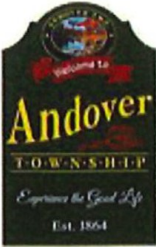
SECTION 5. This Ordinance may be renumbered for codification purposes.

SECTION 6. This Ordinance shall take effect immediately upon final passage, approval, and publication as required by law.

EXHIBIT A

Route 206 Redevelopment Plan Amendment

May 7, 2024 | Revised June 20, 2024 | Adopted _____
Township of Andover | Sussex County, New Jersey





Community Planning
Land Development and Design
Landscape Architecture

B U R G I S
A S S O C I A T E S , I N C .

Principals:

Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

Route 206 Redevelopment Plan Amendment

Township of Andover
Sussex County, New Jersey

Prepared for the Township of Andover

BA# 4162.01

The original document was appropriately signed and sealed on June 19, 2024 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners


Joseph H. Burgis, PP, AICP
Professional Planner #2450


Robyn K. Welch, PP, AICP
Professional Planner #5971

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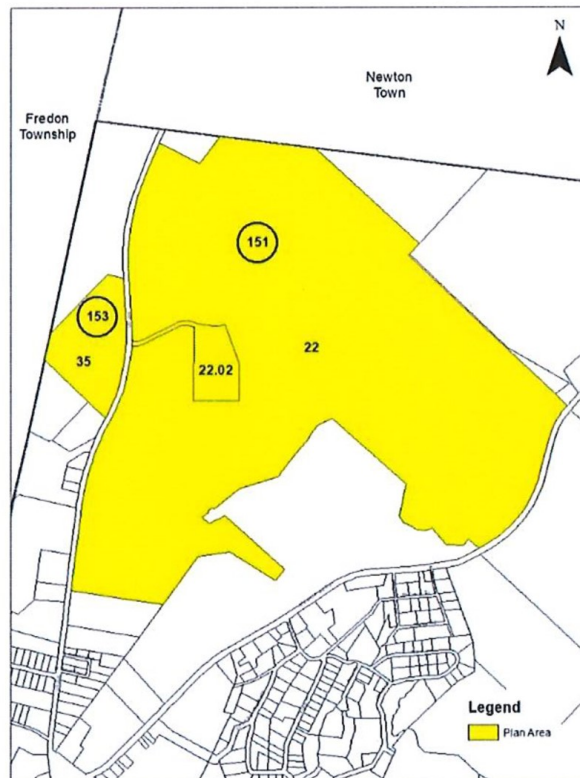
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Introduction

On October 20, 2022, the Township of Andover adopted a Route 206 Redevelopment Plan, prepared by J. Caldwell & Associates, LLC, via Ordinance 2022-18. That Redevelopment Plan governs an 812-acre area inclusive of 43 parcels along the Route 206 Corridor that were designated as a Non-Condemnation Area in Need of Redevelopment pursuant to the applicable provisions of the New Jersey Local Redevelopment and Housing Law (the "LRHL") on September 2, 2021, via Resolution 2021-91.

The Route 206 Redevelopment Plan adopted in 2022 established a new Route 206 Redevelopment (REDEV) Zone applicable to all 43 parcels in the Redevelopment Area, which permits a variety of commercial and light industrial uses in an effort to promote economic development along the corridor. In addition, the Route 206 Redevelopment Plan created a new Andover Hamlet Center Overlay (AHCO) Zone over 23 parcels in the northern section of the Redevelopment Area, which permits a mix of non-residential and residential uses if access to a centralized wastewater treatment and disposal facility is provided.

The report set forth herein presents an amendment to the Route 206 Redevelopment Plan solely as it relates to three parcels in the Redevelopment Area, which are identified as Block 151 Lots 22 and 22.02 and Block 153 Lots 35 on Township tax records (the "Plan Area"). These three parcels, which are shown in the figure below, occupy an area of approximately 367 acres and are wholly or partially within the Sewer Service Area. All three parcels are owned by St. Paul's Abbey.



As set forth herein, this Route 206 Redevelopment Plan Amendment (the "Plan") retains the underlying Route 206 Redevelopment (REDEV) Zone, but removes the Andover Hamlet Center Overlay (AHCO) zoning from these three parcels. Instead, the Plan establishes a new Abbey Redevelopment Overlay (ARO) Zone over these three parcels, which will offer an alternative development program for the Plan Area if access to a centralized wastewater treatment and disposal facility is provided. It is the Township's belief that these amendments will better facilitate the development of this underutilized portion of the Route 206 Corridor with attractive, high-quality non-residential and institutional uses, and advance the development of this area for inclusionary housing in furtherance of Andover's constitutional obligation to provide for affordable housing.

The remainder of this Redevelopment Plan Amendment is divided into the following sections:

❖ [Section 1: LRHL Background](#)

The first section of this Plan discusses the background of the LRHL as well as the redevelopment process. It also identifies the required elements of a redevelopment plan.

❖ [Section 2: Plan Area](#)

The next section provides an overview of the Plan Area as well as its surrounding environs.

❖ [Section 3: Redevelopment Plan Details](#)

Section 3 outlines the goals, permitted uses, and area and bulk regulations of the Abbey Redevelopment Overlay (ARO) Zone.

❖ [Section 4: Concept Plan](#)

Next, Section 4 includes an illustrative concept plan depicting potential redevelopment in the Abbey Redevelopment Overlay (ARO) Zone.

❖ [Section 5: Consistency to Other Plans](#)

Next, Section 5 discusses the relationship of this Redevelopment Plan Amendment to the Township's Master Plan, the master plans of contiguous municipalities, the Sussex County Master Plan, and the State Development and Redevelopment Plan.

❖ [Section 6: Summary of Compliance](#)

This section of the Plan provides a summary of compliance with the applicable LRHL provisions.

❖ [Section 7: General Provisions](#)

Finally, Section 7 contains the general provisions of this Redevelopment Plan Amendment.

Section 1: LRHL Background

As noted in the New Jersey Department of Community Affairs' *Redevelopment Handbook (2nd Edition)*, redevelopment can be described as the "process to rebuild or restore an area in a measurable state of decline, disinvestment, or abandonment."

In 1992, the New Jersey Legislature enacted a new statute which revised and consolidated the State's various redevelopment statutes. Known as the Local Redevelopment and Housing Law (LRHL), this new statute rescinded a number of prior redevelopment statutes and replaced them with a single comprehensive statute governing local redevelopment activities throughout the State.

Ultimately, the LRHL was designed by the State Legislature to assist municipalities in the process of redevelopment and rehabilitation. As explained by the Legislature in the preamble to the LRHL:

"There exist, have existed and persist in various communities of this State conditions of deterioration in housing, commercial and industrial installations, public services and facilities and other physical components and supports of community life, and improper, or lack of proper development which result from forces which are amenable to correction and amelioration by concerted effort of responsible public bodies, and without this public effort are not likely to be corrected or ameliorated by private effort."

The LRHL provides the statutory authority for municipalities to engage in a number of redevelopment activities, including designating an "Area in Need of Redevelopment;" preparing and adopting redevelopment plans; and implementing redevelopment projects. Essentially, the LRHL is a planning and financial tool that allows an area to be overlaid with specific zoning and other incentives to stimulate its redevelopment or rehabilitation.

More specifically, a redevelopment designation allows a municipality to:

1. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use and intensity of use.
2. Issue bonds for the purpose of redevelopment.
3. Acquire property through eminent domain (if specifically identified).
4. Lease or convey property without having to go through the public bidding process.
5. Collect revenue from a selected developer; and/or
6. Grant tax exemptions and abatements.

1.1: Redevelopment Process

As outlined by the LRHL, the first step of the redevelopment process is for the governing body to direct the planning board to undertake a preliminary investigation to determine whether or not an area is in need of redevelopment. As required by recent amendments to the LRHL, the governing body must also indicate whether it is seeking to designate the area as a "Non-Condemnation Redevelopment Area" or a "Condemnation Redevelopment Area." The Township of Andover authorized its Land Use Board via Resolution 19-144 to conduct an area in need of redevelopment study for a total of 43 parcels located along US Route 206. The Andover Township Committee initiated this process as a "Non-Condemnation" Study Area.

An area qualifies as being in need of redevelopment if it meets at least one (1) of the eight statutory criteria listed under Section 5 of the LRHL. These criteria are the same regardless of whether a governing body seeks to designate a study area as a "Non-Condemnation Redevelopment Area" or a "Condemnation Redevelopment Area."

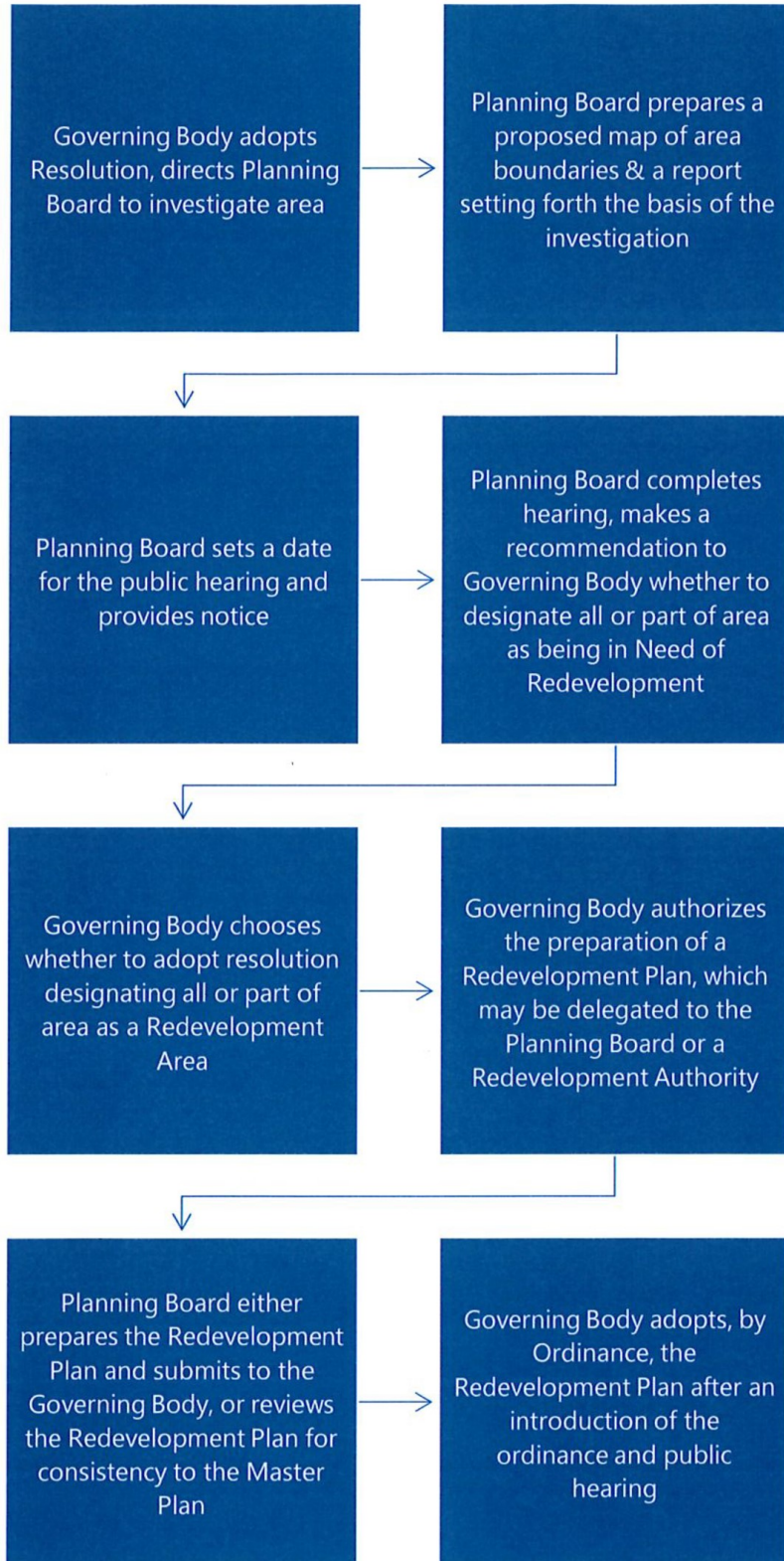
The statute also specifically establishes that a redevelopment area may include lands which of themselves are not detrimental to the public health, safety, or welfare, provided that the inclusion of those lands is necessary for the effective redevelopment of the area.

After it conducts its investigation, the planning board must then hold a public hearing on the proposed redevelopment area designation. Based upon the planning board's recommendation, the governing body may designate all or a portion of the area as an "Area in Need of Redevelopment." The governing body will then prepare a redevelopment plan for all or a portion of the area, or alternatively will direct the planning board to prepare such a plan. Pursuant to the Land Use Board's recommendation, the Andover Township Committee designated all 43 parcels in the Study Area a Non-Condemnation Area in Need of Redevelopment via Resolution 2021-91 adopted on September 2, 2021. Then, on October 20, 2022, the Township adopted a Route 206 Redevelopment Plan, prepared by J. Caldwell & Associates, LLC, via Ordinance 2022-18. Subsequently, in recognition of burgeoning opportunities for redevelopment within a specific portion of the Redevelopment Area, the Township directed Burgis Associates, Inc., in 2024 to prepare the Route 206 Redevelopment Plan Amendment set forth herein.

Following the adoption of the redevelopment plan, the governing body or another public agency/authority designated by the governing body as the "redevelopment entity" will oversee the implementation of the redevelopment plan. This redevelopment entity is responsible for selecting a redeveloper to undertake the redevelopment project which implements the plan.

In summary, the LRHL essentially establishes a two-fold process in which a site is designated as an Area of Need of Redevelopment (Step 1), and a plan is prepared based on that designation (Step 2). The accompanying figure on the following page provides a summary of this process, beginning with the adoption of a resolution by the governing body to the preparation and adoption of a redevelopment plan.

Figure 1: Summary of Redevelopment Process



1.2: Requirements of a Redevelopment Plan

As established by NJSA 40:12A-7 of the LRHL, a redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of a project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the plan area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment to:
 - a. The master plans of contiguous municipalities,
 - b. The master plan of the county in which the municipality is located, and,
 - c. The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.)
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to Section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
8. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

Section 2: Plan Area

The following section provides a general overview of the three parcels comprising the Plan Area as well as their surrounding environs.

2.1: Plan Area Overview

The area that is the subject of this Route 206 Redevelopment Plan Amendment (the "Plan Area") is comprised of three parcels, which are identified as Block 151 Lots 22 and 22.02 and Block 153 Lots 35 on Township tax records. They encompass a total area of approximately 367 acres and are all owned by St. Paul's Abbey.

Lot 22 is located along the east side of Route 206 and borders the Town of Newton. It has approximately 332 acres in farmland assessment with various farm fields and a Christmas tree farm. An additional 5 acres of Lot 22 are developed with the St. Paul's Abbey buildings, including a church, retreat house and gift shop.

Lot 22.02 is a 9-acre flag lot with access to Route 206 but is otherwise surrounded by Lot 22. It is developed with the former Willowglenn Academy, a school for the developmentally disabled. The school is now closed and the building is vacant.

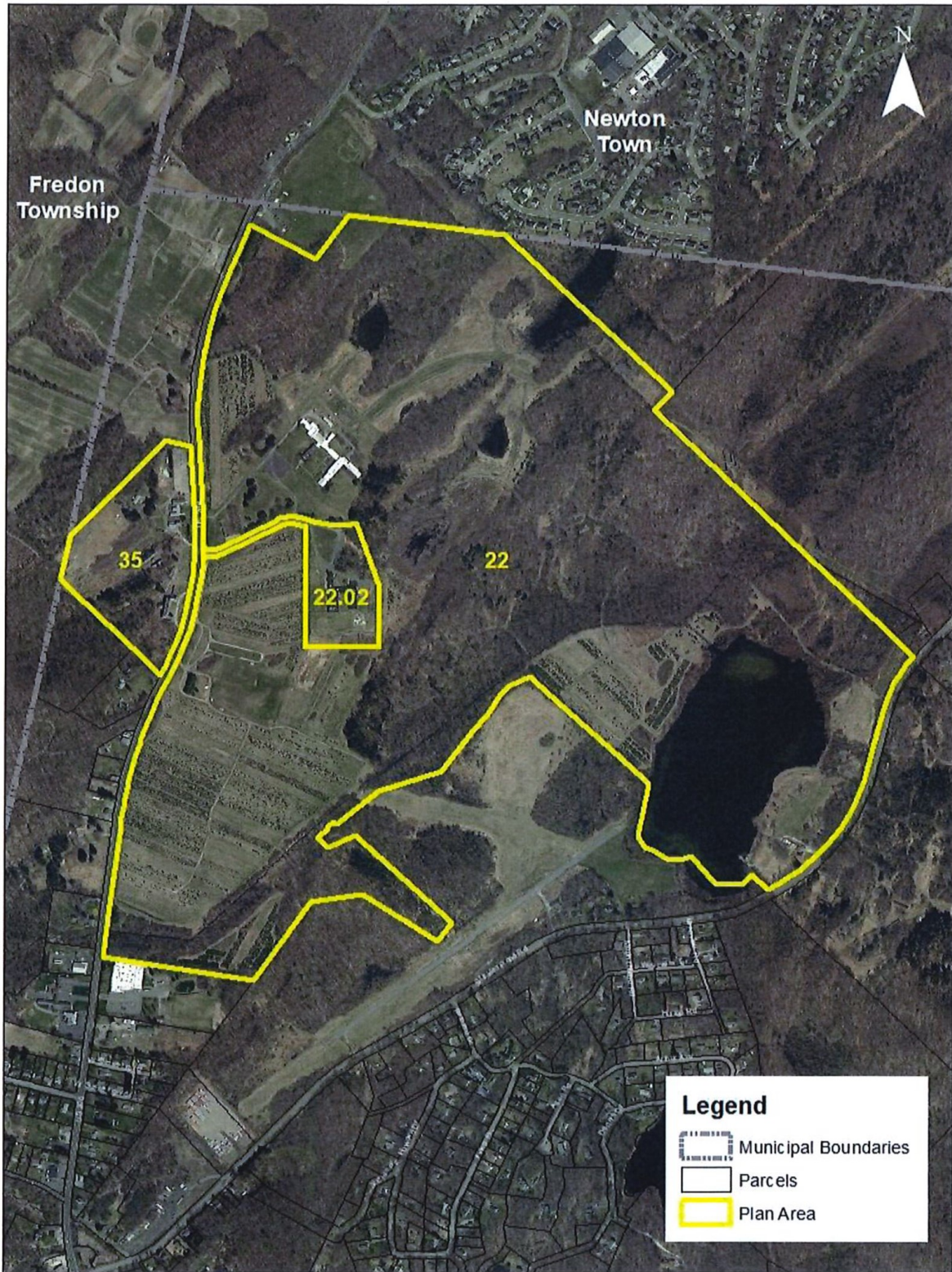
Lot 35 is located along the west side of Route 206 and borders the Township of Fredon. It has approximately 16 wooded acres in farmland assessment and an additional 5 acres developed with the former Abbey Building and related structures, including barns, sheds, a caretakers' residence, and a former chapel/assembly building.

Significant portions of Lot 22 are constrained by wetlands and water bodies, however these constraints are primarily concentrated at the rear of the property near Stickles Pond Road. Portions of both Lot 22 and Lot 35 are also located with a Natural Heritage Priority Site. All three properties are wholly or partially within the Sewer Service Area.

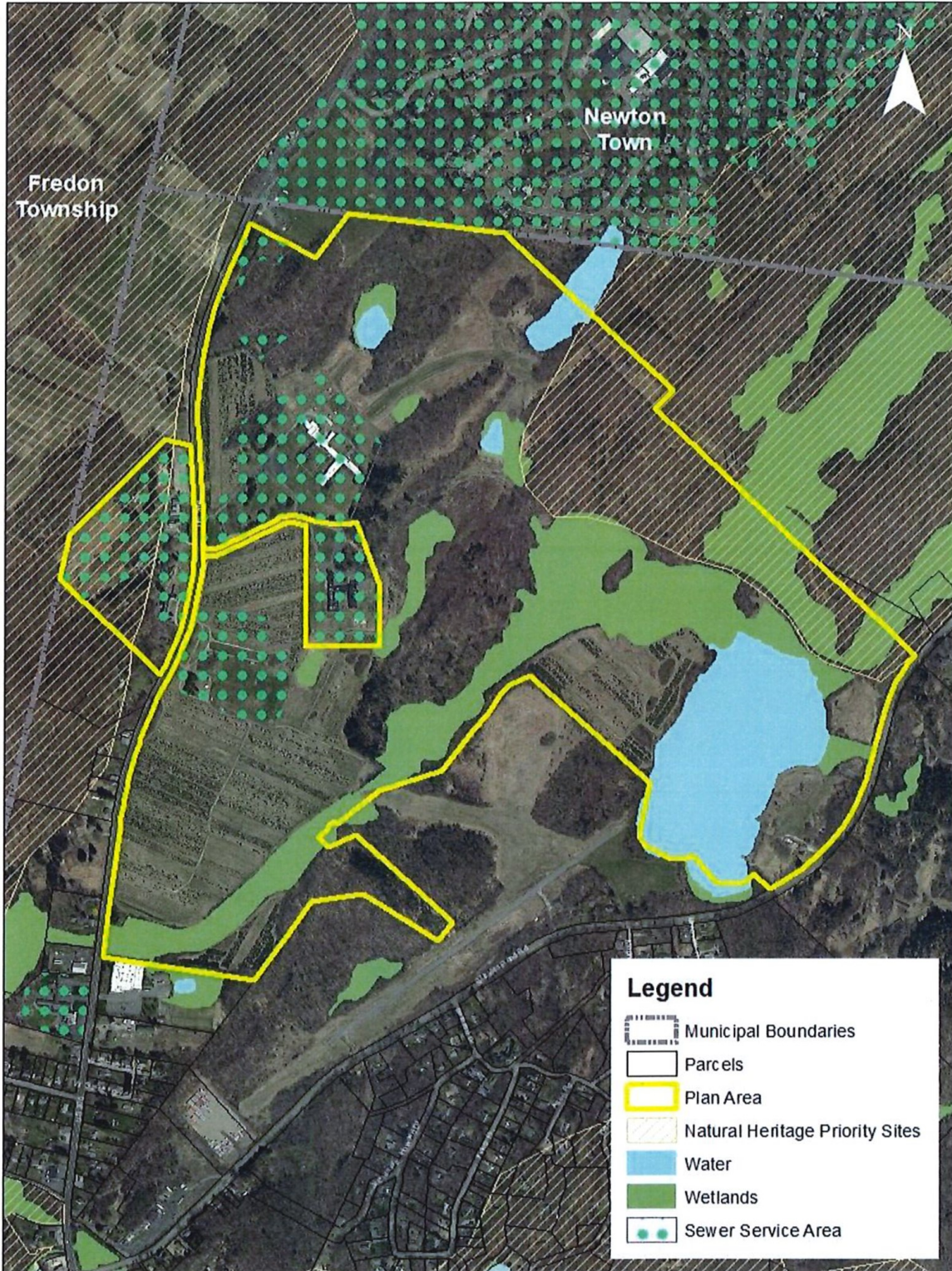
Land uses surrounding the Plan Area include a camp property owned by St. Paul's Abbey to the east across Stickles Pond Road, the former Newton Airport property to the southeast, commercial and industrial uses to the south, single-family residential and qualified farmland to the west, and a golf driving range and single-family residential to the north in Newton.

Maps 1 and 2 below provide a general overview of the site and surrounding development.

Map 1: Aerial Parcel Map



Map 2: Environmental Constraints & Sewer Service Area Map



2.2: Existing Zoning

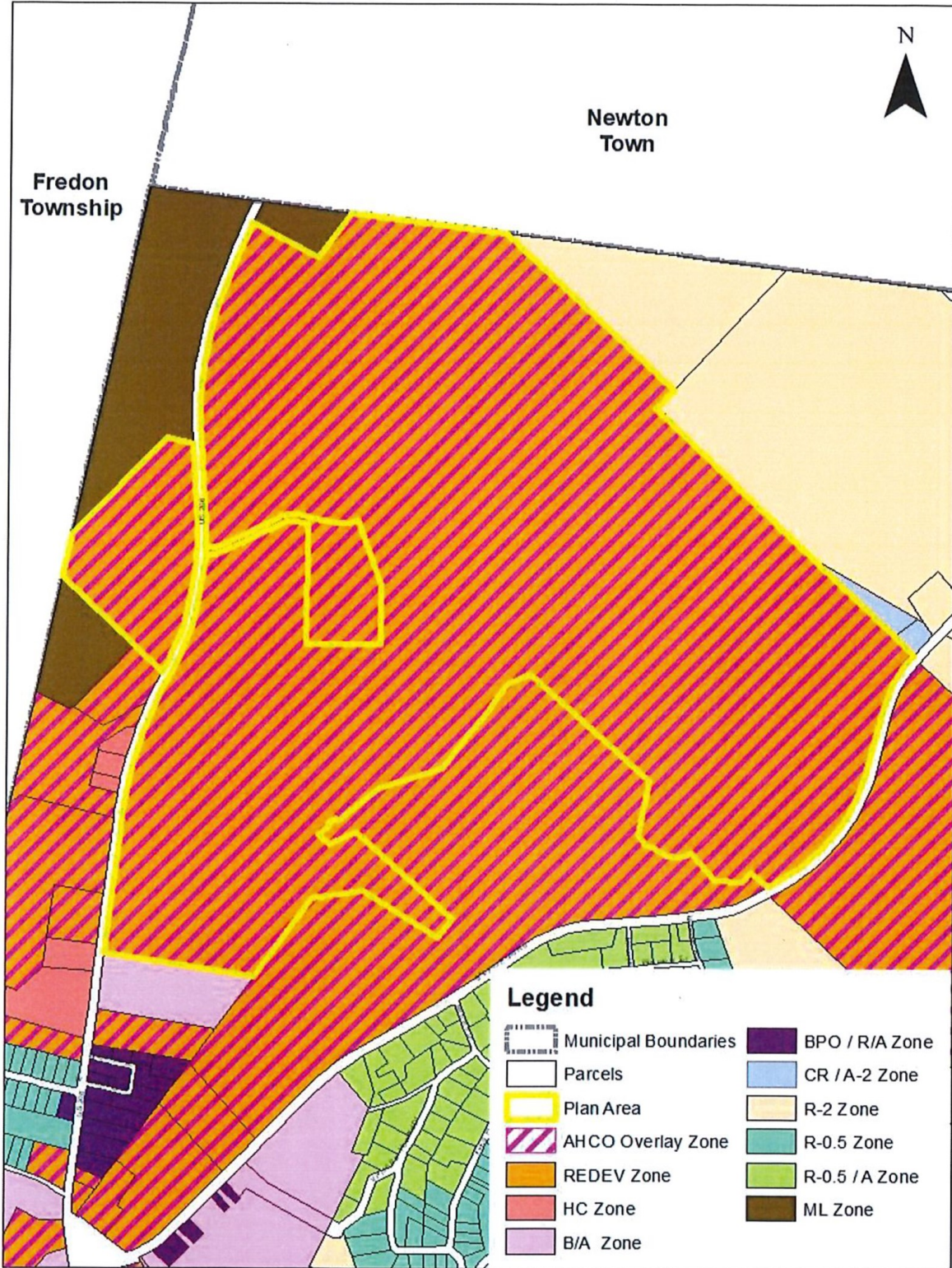
The three parcels comprising the Plan Area are located within the Route 206 Redevelopment (REDEV) Zone, as well as the Andover Hamlet Center Overlay (AHCO) Zone, as depicted on the accompanying Map 3 on the following page. The REDEV Zone and AHCO Overlay Zone were both established pursuant to the adoption of the Route 206 Redevelopment Plan in 2022.

The principal uses permitted within the REDEV Zone and AHCO Overlay Zone are summarized in Table 1 below.

Table 1: REDEV and AHCO Principal Permitted Uses

Permitted Principal Use	REDEV Zone	AHCO
Banks and Fiduciary Institutions	√	√
Cannabis Marketplace Class 5 Retailer (select properties)	√	
Duplexes		√
Farm Stands	√	
Fast-Food Establishments	√	
Flex-Space Buildings	√	
Greenhouses and Nurseries	√	
Health Clubs and Spas	√	√
Hotels and Motels	√	√
Licensed Child-Care Centers	√	
Live/Work		√
Medical Offices	√	√
Mixed-Use – Multifamily Above Commercial		√
Multifamily Residential		√
Preschools and Childcare Facilities		√
Professional, Business and Administrative Offices	√	√
Public Parks, Playgrounds, Conservation Areas and Municipal/Public Facilities	√	
Research Laboratories	√	
Restaurants and banquet facilities	√	√
Retail Sales and Services	√	√
Sewer & Water Utilities		√
Shopping Centers	√	
Single-family Residential (in existence on 9/2/21)	√	
Single-family Residential (min. 5,000 square foot lot size)		√
Sports Facilities	√	
Studios for the Instruction of the Arts, Dancing, Music, Language or Photography	√	√
Townhouses		√

Map 3: Existing Zoning Map



Conditional uses permitted within the REDEV Zone and AHCO Overlay Zone are summarized in Table 2 below.

Table 2: REDEV and AHCO Conditional Uses

Conditional Use	REDEV Zone	AHCO
Agriculture, Farm, or Horticulture Uses	√	
Animal Hospitals and Kennels	√	
Automobile Repair Services	√	
Country Clubs, Swim Clubs and Outdoor Recreational Facilities	√	
Cannabis Marketplaces Classes 1 – 4	√	
Gasoline Service Stations	√	
Home Occupations		√
Light Manufacturing, Fabricating and Assembly Plants	√	
Private Housing for Equine Animals	√	
Public and Private Schools	√	
Riding Academies and Stables	√	
Wholesale Establishments, Warehouses and Storehouses	√	

The area and bulk standards for the REDEV Zone and AHCO Overlay Zone are summarized in Table 3 below.

Table 3: REDEV and AHCO Area and Bulk Requirements

Requirements	REDEV Zone	AHCO
Min. Lot Area	None	None*
Min. Lot Width	100 ft.	20 ft.
Min. Front Yard Setback	20 ft.	20 ft.**
Min. Side Yard Setback	10 ft.	15 ft. (Residential) 20 ft. (Commercial/Mixed Use)
Min. Rear Yard Setback	20 ft.	30 ft.
Max. Building Height	3 stories / 50 ft.	3 stories / 50 ft.
Max. Building Coverage	50%	None
Max. Impervious Coverage	75%	75%
Max. Residential Density		
85% of Gross Lot Area	N/A	8 du/ac
15% of Gross Lot Area	N/A	12 du/ac

*Excludes single-family residential units, which are subject to a 5,000-sf minimum lot size.

**Commercial and mixed uses only required to be set back 10 ft from secondary front yard.

Section 3: Redevelopment Plan Details

The following section identifies the amended goals and regulations for the three parcels identified as Block 151 Lots 22 and 22.02 and Block 153 Lots 35, which are intended to replace the goals and regulations set forth for these three parcels in the previously-adopted Route 206 Redevelopment Plan.

This Plan hereby retains the underlying Route 206 Redevelopment (REDEV) Zone, but removes the Andover Hamlet Center Overlay (AHCO) zoning from these three parcels. Instead, the Plan establishes new overlay zoning over these three parcels, which shall be known as the Abbey Redevelopment Overlay (ARO) Zone. (See Appendix A of this Plan for proposed amendments to the Township Zoning Map.)

The ARO Zone will offer an alternative development program for the Plan Area if access to a centralized wastewater treatment and disposal facility is provided. It is the Township's belief that these amendments will better facilitate the development of this underutilized portion of the Route 206 Corridor with attractive, high-quality non-residential and institutional uses, and advance the development of this area for inclusionary housing in furtherance of Andover's constitutional obligation to provide for affordable housing.

All elements of the previously-adopted Route 206 Redevelopment Plan not pertaining to these three parcels shall remain in full force and effect.

3.1: Description of the Abbey Redevelopment Overlay (ARO) Zone.

The Abbey Redevelopment Overlay (ARO) Zone shall be applied to the properties identified as Block 151 Lots 22 and 22.02 and Block 153 Lots 35 on Township tax records (the "Plan Area"); however, nothing herein shall be interpreted to replace the underlying REDEV Zone designation.

3.2: Goal

The goal of the Abbey Redevelopment Overlay (ARO) Zone is to facilitate attractive, high-quality non-residential and institutional development in underutilized portions of the Plan Area in recognition of its designation as an Area in Need of Redevelopment pursuant to the New Jersey Local Redevelopment and Housing Law (LRHL), as well as to encourage the development of inclusionary housing in furtherance of Andover's constitutional obligation to provide for affordable housing, subject to access to a centralized wastewater treatment and disposal facility.

3.3: Applicability

The redeveloper shall be permitted to develop in accordance with the Abbey Redevelopment Overlay (ARO) Zone standards set forth herein if access to a centralized wastewater treatment and disposal facility is provided. Otherwise, development shall be subject to the underlying REDEV Zone standards.

3.4: Definitions

The following terms as used in this Plan shall be defined as follows. Where terms are not identified, the definitions set forth in the Zoning Code at Chapter 190, Article II, shall prevail.

1. Assisted Living Facilities – A facility licensed by the New Jersey Department of Health to provide apartment-style housing, dining and assisted living services when needed. Apartment units offer, at a minimum, one unfurnished room, a private bathroom, a kitchenette, and a lockable door on the unit entrance.
2. Banquet Facilities – A building or a portion of a building where the primary use and design is to be rented or reserved by individuals, businesses, or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations, and such use may or may not include: 1) kitchen facilities for the preparation or catering of food; 2) the sale of alcoholic beverages for on-premises consumption; and 3) outdoor gardens, ceremony and reception facilities. As a secondary or accessory use, the facility may be open to the public for special events or during fixed hours as a restaurant and/or a bar. The facility may also be used, as a secondary or accessory use, for special entertainment events that are open to the public, such as food and wine events, music events, car shows, and similar activities. In addition, the facility may include lodging for short term stays as a secondary or accessory use. (See "Lodging House.")
3. Brewery – A brewery operating under a brewery license pursuant to N.J.S.A. 33:1-10.
4. Distillery – A distillery that has been issued, and is in compliance with, a distillery license pursuant to N.J.S.A. 33:1-10.
5. Duplexes – A building on a single lot containing two attached single-family dwelling units, each of which is totally separated from the other by an unpierced wall extending from the basement to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall except for a common stairwell exterior to both dwelling units.
6. Flex-Space Buildings – Light industrial buildings that have a combination of warehouse space and office/retail space in each unit and units often have a warehouse door or loading dock.
7. Health Clubs – An establishment that provides facilities for aerobic exercises, including but not limited to running and jogging, exercise equipment, game courts, swimming facilities, and ancillary facilities such as saunas, showers, massage rooms and lockers.
8. Inpatient and/or Outpatient Substance Abuse Facility – A facility licensed by the New Jersey Department of Health which provides inpatient and/or outpatient

health care services for the primary or specialty medical treatment of substance abuse, which may include inpatient medical detoxification, residential health care/treatment services, inpatient or outpatient physical therapy and/or rehabilitation with ancillary uses.

9. Live/Work – A unit that contains one dwelling unit, in addition to dedicated floor space for the purpose of conducting a business, which business shall be conducted by the occupant of the dwelling unit. The business component may or may not be separate and distinct from the dwelling and may involve retail sales of products and/or visitation by clients for services.
10. Lodging House – A bed and breakfast or portion of a banquet facility with lodging for short term stays. No lodging house or any rental space thereon, other than permanent concessionaires within a lodging house, shall be occupied by the same guest or guests for a consecutive period exceeding 14 days.
11. Lot – For the purposes of this Plan, a Lot is the total land area of a redevelopment project, which may pertain to an entire tax parcel or a portion of a parcel leased for a redevelopment project. Where a portion of a parcel is leased for a redevelopment project, lease lines shall be considered “lot lines” for the purposes of this Plan.
12. Medical Offices – An office used by physicians, dentists or similar medical professionals for treatment and examination of patients; provided, that no overnight patients shall stay on the premises.
13. Multifamily Residential – A building containing three or more dwelling units located above, below, or to the side of each other and which may share common facilities, such as entryways, hallways and utilities.
14. Outdoor Sport Court – A paved area, located outside of a building, that is designed for athletic purposes (i.e. basketball court, tennis court, etc.).
15. Outdoor Storage – A paved area located outside of a building to provide storage of vehicles, equipment, raw materials and/or manufactured goods.
16. Personal Service Establishments – Establishments primarily engaged in rendering frequent or recurrent services of a personal nature to individuals, including but not limited to barber shops, beauty salons, nail salons, shoe cleaning or repair shops, tailors, laundromats, dry cleaners, and other similar places of business.
17. Professional, Business and Administrative Offices – A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communications equipment and offering no product or merchandise for sale to the public on the premises.

18. Restaurants – An establishment where food and drink are prepared, served and consumed primarily within the principal building or designated outdoor seating areas.
19. Retail Sales and Services – Establishments engaged in the selling or rental of goods or merchandise (usually to the general public for personal use or household consumption, although they may also serve business and institutional clients) and may include the rendering of services incidental to the sale of such goods.
20. Spas – A commercial establishment offering health and beauty treatment through such means as steam baths, exercise equipment, and massage.

3.5: Permitted Principal Uses

The following principal uses shall be permitted in the Abbey Redevelopment Overlay (ARO) Zone, either as stand-alone uses or as mixed-use developments:

1. Assisted living facilities.
2. Banks and fiduciary institutions.
3. Banquet facilities.
4. Breweries.
5. Commercial recreation.
6. Distilleries.
7. Duplexes.
8. Flex-Space Buildings
9. Health clubs and spas.
10. Hotels, lodging houses and motels.
11. Inpatient and/or outpatient substance abuse facilities.
12. Licensed child-care centers.
13. Light manufacturing, fabricating and assembly plants.
14. Live/work.
15. Medical offices.
16. Multifamily residential.
17. Personal service establishments.
18. Places of worship.
19. Professional, business and administrative offices.
20. Public parks, playgrounds, conservation areas and municipal/public facilities.
21. Restaurants (excluding drive-throughs).
22. Retail sales and services.
23. Sewer and/or water utilities.
24. Studios for the instruction of the arts, dancing, music, language or photography.
25. Townhouses
26. Wholesale establishments, warehouses and storehouses (excluding those set forth in §190-54).

3.6: Permitted Accessory Uses

The following accessory uses shall be permitted in the Abbey Redevelopment Overlay (ARO) Zone:

1. Food trucks, when ancillary to a banquet facility, brewery or distillery.
2. Fueling stations and storage tanks when ancillary to a warehouse and/or industrial facility.
3. Gift shops, when ancillary to a place of worship.
4. Housing for members of a religious order, when ancillary to a place of worship.
5. Outdoor dining.
6. Outdoor sport courts.
7. Outdoor storage.
8. Private garages.
9. Other accessory uses normally incidental to the permitted principal use, unless specifically prohibited herein.

3.7: Permitted Conditional Uses

The following conditional uses shall be permitted in the Abbey Redevelopment Overlay (ARO) Zone:

1. Home occupations, subject to the standards set forth at §190-45, which shall be considered conditions for the use.

3.8: Area and Bulk Regulations

Development within the Abbey Redevelopment Overlay (ARO) Zone shall conform to the area and bulk standards set forth in Table 4 below:

**Table 4: Abbey Redevelopment Overlay (ARO) Zone
Area and Bulk Requirements**

Requirements ^a	ARO Zone
Min. Lot Area (ac)	4 ^b
Min. Lot Width/Street Frontage	
Lots Fronting Easterly Side of Rt 206 (ft)	150 ^c
Lots Fronting Westerly Side of Rt 206 (ft)	None
Min. Yards	
Front Yard (ft)	50
Rear Yard (ft)	50 ^d
Side Yard (ft)	20 ^d
Max. Building Height (stories / ft)	4 / 50
Max. Building Coverage (%)	35
Max. Impervious Coverage (%)	75 ^e
Max. Residential Density (units per ac)	10 ^f
Max. Number of Principal Buildings	None
Min. Setback Between Principal Buildings	Height of Taller Building ^g

^a Within the ARO Zone, all area and bulk regulations shall be calculated in relation to the "lot," as defined in Section 3.4 of this Plan.

^b Not applicable to sewer and/or water facilities, which shall require no minimum lot area.

^c Provided that any existing nonconforming lot width/street frontage shall not require relief.

^d Minimum yard setback shall be increased to 100 feet wherever a non-residential use is proposed to abut a residential use along a side or rear lot line.

^e §131-37.L. shall not be interpreted to apply in the ARO Zone.

^f Maximum residential density shall not be interpreted to apply to assisted living facilities or inpatient substance abuse facilities.

^g Except that for residential buildings where a side is facing another side, the minimum setback between the buildings shall be no greater than 18 feet.

3.9: Affordable Housing Requirements

The following affordable housing requirements shall apply to residential and mixed-use development within the Abbey Redevelopment Overlay (ARO) Zone:

1. All multifamily residential and/or townhouse developments constructed in the ARO Zone shall be required to set aside a minimum percentage of units for affordable housing. The minimum set-aside shall be 15% where affordable units will be for rent and 20% where affordable units will be for sale.
2. When calculating the required number of affordable units, any computation resulting in a fraction of a unit shall be rounded downwards to the next whole number if less than one-half and upwards to the next whole number if one-half or more.
3. All affordable units produced in the ARO Zone shall comply with the New Jersey Fair Housing Act ("FHA")(N.J.S.A. 52:27D-301 et seq.), the Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-26.1 et seq.) or any successor regulation, the Township's Housing Element and Fair Share Plan, as may be amended or supplemented, the Township's Affordable Housing Ordinance at Chapter 190, Article XIII, to the extent not inconsistent with the FHA or UHAC, and any applicable compliance certification or order of the Court, including a judgment of compliance and repose order.
4. All affordable units shall be administered by a qualified Administrative Agent paid for by the developer.
5. The affordable units produced pursuant to this section shall be sufficiently integrated with the market rate units in the development, subject to Land Use Board approval.

3.10: Banquet Facility Requirements

The following supplemental requirements shall apply to banquet facilities within the Abbey Redevelopment Overlay (ARO) Zone:

1. Any live and/or amplified music played outdoors shall cease by 9:00 pm.
2. Special entertainment events that are open to the general public, such as food and wine events, music events, car shows, and similar activities, shall be permitted as a secondary or accessory use, provided that the Township Committee, or its designee, provide pre-authorization for such events.

3.11: Accessory Use Requirements

The following requirements shall apply to accessory uses and structures within the Abbey Redevelopment Overlay (ARO) Zone. Nothing herein shall be interpreted to apply to fences and walls, which are regulated separately under Section 3.16. of this Plan.

1. Any accessory structure attached to a principal building shall comply in all respects with the requirements of this Plan applicable to the principal building, except that attached decks and patios shall be permitted within 20 feet of front lot lines and within 10 feet of side and rear lot lines.
2. Detached accessory structures shall be located at least 10 feet from the principal building, and shall not be permitted within the front yard, except for outdoor dining which shall be permitted within 20 feet of the front lot line. Detached accessory structures shall be set back minimally 10 feet from side and rear lot lines.
3. The maximum height of all detached accessory structures shall be 25 feet.
4. Additional requirements pertaining to specific accessory uses permitted in the ARO Zone are as follows:
 - a. Food trucks.
 - i. Food trucks shall obtain written approval from the owner or operating manager of the property on which their business will be conducted.
 - ii. Food trucks shall operate in accordance with the hours of operation set forth at §59A-2 of the Township Code.
 - iii. Food trucks shall be prohibited from parking outdoors overnight on private property, except when part of an event extending for more than one day which has been authorized by the Township and/or except when authorized pursuant to Subsection 4.e., Outdoor Storage, below.

- b. Fueling stations and storage tanks.
 - i. All fueling station and storage tanks shall be subject to the requirements set forth in §190-54 regarding the storage of oil or petroleum of any kind and in any form, including but not limited to oil, petroleum, gasoline, kerosene, fuel oil, oil sludge, oil refuse, oil mixed with other wastes, crude oils and liquid propane.
 - ii. Fueling stations and storage tanks shall be located to the rear of the principal building and shall not be visible from the public right-of-way.
 - iii. Fueling stations and storage tanks shall be screened from view of adjacent properties via landscaping, fencing or a combination thereof.
- c. Outdoor dining.
 - i. Outdoor dining shall be permitted within 20 feet of the front lot line and within 10 feet of side and rear lot lines, provided that in no event shall outdoor dining be permitted within sight triangles.
 - ii. Outdoor dining shall be provided in a manner that does not impair pedestrian circulation or access to business entrances.
 - iii. Umbrellas, awnings, canopies and heating units are permitted in outdoor dining areas.
 - iv. Live and/or amplified music shall be permitted in outdoor dining areas, provided that same shall cease by 9:00 pm.
 - v. A screen shall be provided which visually separates adjacent private property from the outdoor dining area. Such screen may consist of landscaping, screen walls, fencing material or any combination thereof.
 - vi. Outdoor dining areas shall be excluded from minimum parking requirement calculations, unless the number of outdoor dining seats exceeds 25% of the number of indoor dining seats, in which case the number of excess outdoor seats shall be included in the calculation of minimum parking for the use.
- d. Outdoor storage.
 - i. All outdoor storage shall be screened by special planting and/or slatted fencing, as approved by the Land Use Board, so that it is not visible from any adjacent property or public right-of-way.

- ii. Outdoor storage shall only be permitted in the side and rear yards, and shall meet the side and rear yard setbacks for accessory structures, as set forth in this Plan.
- iii. Outdoor storage on a lot that does not contain a principal building is prohibited.
- iv. No article, materials, article or equipment to be stored outdoors shall exceed the height of the principal building.
- v. The outdoor storage requirements set forth herein shall not be interpreted to apply to the parking of trucks and trailers at loading docks during the course of loading and unloading operations.

3.12: Parking Requirements

The following parking requirements shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone:

1. The minimum number of off-street parking spaces required shall be as shown in Table 5 below.

**Table 5: Abbey Redevelopment Overlay (ARO) Zone
Off-Street Parking Requirements**

Land Use	Requirement
Residential (incl. Assisted Living)	No fewer than the maximum number of parking spaces per RSIS standards.
Inpatient Substance Abuse Facilities	0.50 per bed
Outpatient Substance Abuse Facilities	1 per 250 sf
Offices (inc. Medical Offices)	1 per 250 sf
Banks and Fiduciary Institutions	1 per 250 sf
Personal Service Establishments	1 per 250 sf
Retail Sales and Services	1 per 250 sf
Health Clubs and Spas	1 per 250 sf
Light Manufacturing, Fabricating and Assembly Plants	0.80 per 1,000 sf
Wholesale Establishments, Warehouses and Storehouses	0.80 per 1,000 sf
Flex-Space Buildings	1 per 500 sf
Instructional Studios	1 per 250 sf
Hotels, Lodging Houses and Motels	1 per guest room
Breweries and Distilleries	1 per 300 sf of tasting area + 0.80 per 1,000 sf of manufacturing area
Restaurants	1 per 4 seats
Banquet Facilities	1 per 4 seats ^a
Places of Worship	1 per 4 seats

Licensed Child-Care Centers

0.30 per licensed student

^a If restaurants and/or lodging are provided as ancillary or secondary uses to a banquet facility, the minimum parking requirement shall be the combined parking space requirements for all uses in the building.

2. All traffic aisles and off-street parking areas shall meet the following location requirements:
 - a. Minimum setback from buildings: 5 feet
 - b. Minimum setback from lot lines: 10 feet.
3. Parking stalls shall be a minimum of 9' wide by 18' long. Up to 10% of parking stalls may be provided at 8' wide by 18' long for compact cars.
4. All parking areas shall be designed with service aisles to meet the following standards:
 - a. One-way: 14-foot aisle width.
 - b. Two-way: 24-foot aisle width.
 - c. Parallel parking: 12-foot aisle width.
 - d. Forty-five-degree angle parking: 14-foot aisle width.
 - e. Sixty-degree angle parking: 18-foot aisle width.
 - f. Ninety-degree angle parking: 24-foot aisle width.
5. Parking lots shall be limited in size where possible and interconnected with commercial parking lots of adjacent properties. Shared parking areas and shared driveways are encouraged. Cross-access easements for adjacent lots with interconnected parking lots and/or driveways shall be required.
6. Parking lot design shall consider pedestrian circulation. Pedestrian crosswalks shall be provided and linked to the wider pedestrian network. Pavement textures shall be required on pedestrian access ways, and strongly encouraged elsewhere in the parking lot, as surfacing materials, or when used as accents.
7. Parking lots shall meet New Jersey ADA requirements for handicapped parking.

8. New driveway and parking areas for residential uses shall be constructed in accordance with the RSIS pavement specifications. Recycled Concrete Aggregate may substitute for Dense Graded Aggregate. Existing paved driveways and parking areas may remain, provided that they are brought up to the RSIS specification if they are replaced.
9. 6" Belgian Block or Concrete curbs shall be installed along new driveways and new parking areas. Curbs shall not be required along existing driveways. Depressed curbs may be utilized to allow stormwater to sheet flow off pavement.
10. Parking areas shall be screened from the street by evergreen shrubs forming a hedge no less than 3 feet, and no more than 4 feet, in height. In addition, all parking areas which adjoin a residential use along a side or rear lot line shall be screened by a fence or wall of 6 feet in height, which fence or wall shall be maintained in good condition; provided, however, that a natural landscaped buffer may be substituted, subject to Land Use Board approval.
11. Interior parking lot landscaping shall be provided as set forth in Section 3.16 of this Plan.
12. Electric vehicle charging. Electric vehicle charging equipment shall be provided as required per the New Jersey Electric Vehicle Charging Station Law (P.L. 2021, c. 171).

3.13: Loading Requirements

The following loading requirements shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone:

1. The minimum number of loading spaces required shall be as follows:
 - a. Industrial and Commercial uses shall provide loading consistent with §190-64.
 - b. Hospitality, Assisted Living, Places of Worship and Inpatient/Outpatient Facilities with a floor area greater than 15,000 square feet shall be required to provide a minimum of one loading space.
2. All loading spaces shall be limited to side or rear yards and shall meet the following location requirements:
 - a. Minimum setback from buildings: 0 feet
 - b. Minimum setback from lot lines: 10 feet.
3. Loading spaces shall be a minimum of 12 feet wide by 30 feet long.

4. All loading spaces shall be marked appropriately at the site and shall be used solely for the parking of commercial vehicles, trucks or trailers during loading and unloading.
5. Loading areas in side and rear yards shall be screened to reduce visibility from the street. Such screen may take the form of plantings, fencing, walls or any combination thereof.
6. All loading areas which adjoin a residential use along a side or rear lot line shall be screened by a fence or wall of 6 feet in height, which fence or wall shall be maintained in good condition; provided, however, that a natural landscaped buffer may be substituted, subject to Land Use Board approval.

3.14: Buffer Requirements

The following buffer requirements shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone:

1. A buffer shall be provided wherever a non-residential use is proposed to abut a residential use along a side or rear lot line.
2. The buffer area shall be located on the non-residential lot and shall be adjacent to the shared lot line with the residential use.
3. The buffer shall be no less than 25 feet in width and shall be planted with a mix of native evergreen and deciduous trees and shrubs to provide a year-round natural looking screen.
4. Fences and walls shall be permitted within the buffer area up to a maximum height of 6 feet above ground level.
5. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.

3.15: Signage

Within the Abbey Redevelopment Overlay (ARO) Zone, signage shall be consistent with the standards set forth in §190-93, -94 and -95, as well as the following:

1. Retailers and or establishments with trademarked logos and signage may utilize signage consistent with such trademarks, subject to the size limitations set forth in §190-93 and -94.

2. Window signs shall only be permitted for advertising products sold within retail stores and establishments. Window signs shall only face the off-street customer parking and shall not cover more than 50% of the window glass.

3.16: Design Standards

The following design standards shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone:

1. Building Design and Mass.
 - a. Buildings, where appropriate, shall be designed to evoke the architectural attributes of buildings within the Township.
 - b. All buildings developed on a lot shall have a unified architectural and design scheme for the façades facing public streets. However, the unified architectural and design scheme is not intended to have the buildings all look alike, but rather have the buildings relate to one another architecturally.
 - c. Natural, earth tone colors shall be the predominant color scheme, provided that accent colors are permitted as a unifying design element.
 - d. Buildings shall use multiple materials to create attractive facades. Materials may include but are not limited to exterior insulating finishing system, prefabricated steel panels, brick, stone, stucco, decorative split faced block, cultured stone and fiber cement lap siding (hardiplank). Tilt-up and precast insulated concrete panels shall be cast with decorative designs, brick or decorative block finishes, or stained concrete with design reveals consistent with the color scheme provided in Subsection 1.c. above. Smooth-faced unglazed concrete block is prohibited as a predominant exterior building material for facades facing public streets.
 - e. Pitched roofs and/or flat roofs are recommended. Where pitched roofs are proposed, false dormers, hips, valleys, and gable ends should be used to break up unified massive roofs. Architectural shingles are a permitted roof finish for pitched roofs, and metal roofs may also be utilized if color, scale, and trim/fascia complement the facade. Where flat roofs are proposed, parapets shall be provided for elevations facing streets. Variation in the height of parapets and decorative trims are recommended architectural features.

- f. Façade and/or rooflines of buildings should be stepped, or other architectural features should be provided such as awnings and overhangs, in order to prevent long, singular planes.
- g. Rear and/or sides of buildings that face streets or primary access drives shall be finished in an attractive manner.
- h. Finishes of building walls shall be similar in quality throughout the development. A tasteful mixture of finishes and colors is encouraged to prevent each building from looking exactly alike.
- i. Covered walkways may be used to enhance the architectural facade.
- j. Main entrances should be defined by architectural elements such as roof height changes, columns, porticos, vestibules, cut-outs, volume changes, etc.
- k. National tenants and tenants with multiple locations may use their prototype buildings consistent with such brands, subject to the size limitations set forth in this Plan, provided that they utilize exterior materials which are in keeping with the unified architectural and design scheme.
- l. In buildings requiring a second means of egress pursuant to the Uniform Construction Code, internal stairs or other routes of egress are preferred. Only in exceptional circumstances shall an attached external fire escape be permitted as one of the required means of egress and only if located on a building's rear or side elevation.
- m. Buildings with a flat roof surface area of 500 square feet or more shall utilize a material that has a solar reflectivity of 50% or greater as certified by the Cool Roof Rating Council.
- n. In accordance with P.L.2021, c.290, (ACS for A-3352/S-3504), warehouses of at least 100,000 square feet and built after July 1, 2022 shall be solar-ready buildings. For purposes of P.L.2021, c.290, "solar-ready zone" is defined as a section of a roof or building overhang designated and reserved for the future installation of a solar photovoltaic or solar thermal system, which is at least 40% of the roof area calculated as the horizontally projected areas minus the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or setback areas required by the State Uniform Construction Code, or as otherwise provided in the 2018 International Energy Conservation Code, Appendix CA, and any successor model code, concerning solar-ready zones.

2. Building Location and Orientation.

- a. Buildings shall be located towards and relate to public streets, both functionally and visually, to the maximum extent appropriate.
- b. In a development with multiple principal buildings, the buildings shall be organized, to the maximum extent appropriate, around features such as courtyards, quadrangles and alleys, which encourage pedestrian activity and incidental social interaction among users. Smaller, individualized groupings of buildings are encouraged.

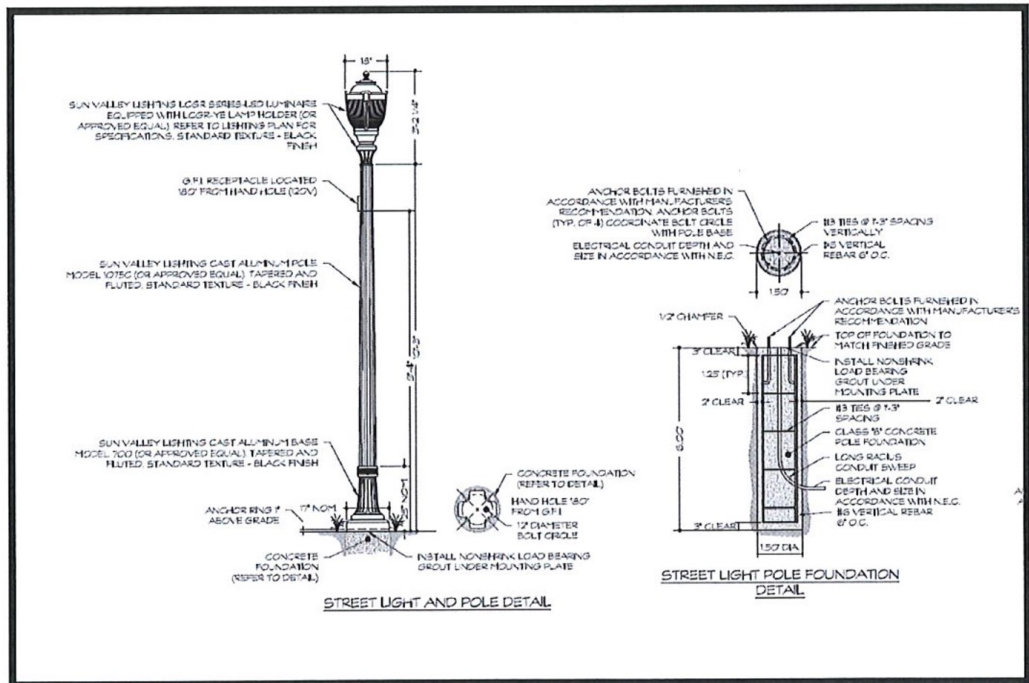
3. Awnings.

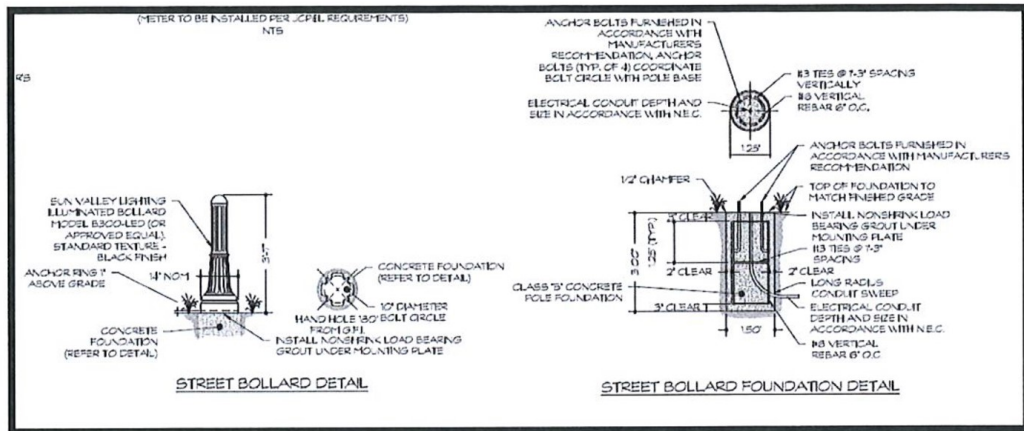
- a. Fixed or retractable awnings are permitted at ground floor level and on upper levels where appropriate. Awnings should be compatible with the building's architectural style in terms of color, materials and style and should not conceal architectural features on the building such as decorative columns, pilasters, cornices or decorative details. They should be designed so as not to impair façade composition and to work within the building façade's subdivision.
- b. Canvas or metal awnings are preferred, although other waterproofed fabrics or materials may be considered. Solid or striped patterns are preferred. Colors of awnings shall be compatible with building and sign colors.
- c. In a building with multiple storefronts, compatible awnings with similar styles or colors should be used as a means of unifying the structure.

4. Pedestrian and Bicycle Access and Circulation.

- a. Sidewalks shall be required to be provided along all internal roadways within residential and mixed-use developments, which shall be designed in accordance with the Residential Site Improvement Standards requirements.
- b. Walkway areas within non-residential developments must be at least 4 feet in width to provide for the safe and convenient movement of pedestrians, provided however that sidewalks along retail building frontages must be at least 6 feet wide. Walkways shall be raised and curbed along buildings and within parking lots, where suitable. Walkways near building entrances may be level with the pavement to eliminate trip hazards.
- c. Barrier-free walkway systems shall be provided to allow pedestrian access to buildings or uses from parking lots and public sidewalks.

- d. Sidewalk displays, limited to the premises from which items are being sold, are permitted directly in front of the retail establishment along the sidewalk, provided at least 6 feet of clearance is maintained at the storefront entrance and at least 4 feet of sidewalk width is maintained for pedestrians.
 - e. All building entrances must provide pedestrian access to adjacent streets and/or parking areas.
 - f. Bicycle access and parking should be considered as part of the development.
5. Lighting.
- a. Decorative street lighting shall be provided along all internal roadways within residential and mixed-use developments,
 - b. Decorative street lighting shall blend with the architectural style of the community. See details below for an example of street light and pole details. Alternate coordinated street lights and poles shall be considered.





LUMINAIRE SCHEDULE									
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	FWS	LUMENS	UFP	WATT
•	B	10	SUN VALLEY BOLLARD SSEL CAP W/A 2LED	SUN VALLEY BOLLARD MANUFACTURER'S RECOMMENDATION, ANCHOR BOLTS (TYP. OF 4) COORDINATE BOLT CIRCLE WITH POLE BASE	125 LAMP LUMENS AT 85°C	SSEL CAP W/A 2LED N/A/NA	ABSOLUTE	0.01	20.45
⊙	A	8	SUN VALLEY LED DRIVEN LED W/SS POST TOP ACCEN. 8" DIA PRISMATIC GLASS REFLECTOR	SUN VALLEY LED DRIVEN LED W/SS POST TOP ACCEN. 8" DIA PRISMATIC GLASS REFLECTOR	8 LED VERTICAL POWER ARRAY WITH CLEAR PATTERNEED LENGTH 24 IN. DIA CURRENT - 58 INFL WATT	LED DRIVEN LED 500 W	ABSOLUTE	0.01	58

- c. A lighting plan providing a minimum of 0.5 foot-candle for internal roadways/drive aisles, sidewalks and parking areas shall be provided.
- d. The light intensity of a non-residential use shall not exceed 0.3 foot-candle along a shared lot line with a residential use.
- e. No light source shall exceed a height of 25 feet in residential areas, 30 feet in commercial/institutional areas, and 35 feet in industrial areas, provided that no light source shall exceed a height of 25 feet within 100 feet of a residential use. However, light sources not exceeding 20 feet in height are preferred and encouraged, except where vehicular circulation requires more efficient coverage and greater height.
- f. Lighting shall be downward facing or shielded to prevent glare and off-site light pollution.
- g. The use of creative lighting schemes to highlight building facades and related areas of a site is encouraged.

6. Landscaping.

- a. Landscaping shall be provided to promote a desirable and cohesive natural environment for residents, downtown patrons, employees, passing motorists and visitors. Landscaping shall be utilized to provide screening,

provide windbreaks for winter winds and summer cooling for building, streets, and parking.

- b. Ornamental trees should be provided throughout the ARO Zone, particularly at key locations such as site entrances and along existing roadway frontages.
- c. Hedges, shrubs, and ground cover should be used to define space and provide privacy. Foundation plantings should include evergreen and deciduous shrubs.
- d. Landscape plantings should complement the building and emphasize important features.
- e. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced by the following planting season.
- f. The use of planters, window flower boxes and hanging baskets is encouraged to provide seasonal color.
- g. The use of landscaping, plants and trees which are native to the township is recommended.
- h. Existing healthy and mature trees should be retained and incorporated into the landscape plan, wherever reasonably possible.
- i. The landscaping shall be integrated with other site design features such as walkways, paths, gazebos, fountains, street furniture and public art.
- j. Street trees, a minimum of 2.0-inches caliper at the time of planting, shall be planted along all internal roadways within residential and mixed-use developments. The bottom branches shall be trimmed to a minimum of 7 feet from the ground to allow pedestrian passage. Tree spacing shall be generally 35-40 feet apart with variation for driveways and lighting.
- k. Parking lots shall be suitably landscaped to provide shade and visual relief. At least one shade tree, a minimum of 2.0-inches caliper at the time of planting, shall be provided for every 10 parking spaces. The perimeter edge of the parking lot shall be attractively landscaped.

7. Refuse and Recycling.

- a. Trash, garbage and recyclable materials stored outside a building shall be stored in suitable containers and in fenced or walled enclosures.

- b. Said enclosures shall be 6 feet in height. Materials should coordinate with the building.
- c. Said enclosures shall be located in the side or rear yard, shall be set back minimally 10 feet from side and rear lot lines, and shall be screened from view from any adjoining street or property when deemed necessary by the Land Use Board.
- d. Property owners and businesses are encouraged to consolidate and share refuse and recycling areas.

8. Fences and Walls.

- a. Except as otherwise regulated in this Plan for screening of parking and loading, buffering, and refuse/recycling enclosures, fences and walls shall be limited to a maximum height of four (4) feet in front and side yards and shall be limited to a maximum height of 6 feet in rear yards.
- b. The finished side of a fence must face adjoining properties. Fence posts that are unfinished and any other structural component of the fence must be installed facing the subject property rather than the adjoining property.
- c. Walls and fences in all public areas are to be constructed to harmonize with the architectural detail of the principal structure.
- d. Chain link fencing shall only be permitted in rear yards and shall be located no closer to the street than the rear wall of the principal building.

9. Service Equipment, Electric, Internet and Telephone.

- a. All air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be screened from public view using walls, roof elements or other such screening devices, designed to be architecturally compatible with the building's style, materials, colors and details.
- b. Lots which abut existing streets where overhead electric, internet or telephone distribution supply lines and service connections have heretofore been installed may be supplied with electric and telephone service from those overhead lines, but any new service connections from the utilities' overhead lines shall be installed underground, with the exception of industrial uses which may be served overhead.

10. Steep Slopes.

- a. Development within the Abbey Redevelopment Overlay (ARO) Zone shall be exempt from §190-32.3, Regulations for Development Within Steep Slope Areas.


3.17: Other Requirements

All other applicable requirements of Chapter 190, and of other chapters, of the Township Code shall apply to development within the Abbey Redevelopment Overlay (ARO) Zone unless superseded by the regulations of this Plan. In case of a conflict between the provisions of this Plan and other provisions of the Code, this Plan shall apply.

Section 4: Concept Plan

A concept plan depicting potential redevelopment in the Abbey Redevelopment Overlay (ARO) Zone is shown on the following page. This concept plan is provided solely for illustrative purposes to show intensity of use and is not necessarily a template for redevelopment of the area.



CIVIL ENGINEERS LAND SURVEYORS LANDSCAPE ARCHITECTS PLANNERS		PROJECT NO. 10-114 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08-13-2014 SCALE: AS SHOWN	PROJECT NO. 10-114 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08-13-2014 SCALE: AS SHOWN	PROJECT NO. 10-114 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08-13-2014 SCALE: AS SHOWN	PRESENTATION PLAN ABBEY ALPHA LLC - LOT 22 BLOCK 151 ABBEY BETA LLC - TAX LOT 22.01, BLOCK 153 ABBEY DELTA LLC - TAX LOT 35, BLOCK 153 TOWNSHIP OF ANDOVER, SUSSEX COUNTY, NJ
		PROJECT NO. 10-114 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08-13-2014 SCALE: AS SHOWN	PROJECT NO. 10-114 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08-13-2014 SCALE: AS SHOWN	PROJECT NO. 10-114 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08-13-2014 SCALE: AS SHOWN	PROJECT NO. 10-114 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08-13-2014 SCALE: AS SHOWN

Section 5: Consistency to Other Plans

The following section identifies the relationship of this Redevelopment Plan Amendment to the Township's Master Plan, the master plans of contiguous municipalities, Sussex County's Master Plan, as well as the State Development and Redevelopment Plan.

5.1: Township of Andover Master Plan

The Township's most recent Comprehensive Master Plan was adopted in 1992. Subsequently, the Township adopted amendments to its Land Use Plan in 1998, 2000, 2005, 2010 and 2011, and adopted periodic reexaminations of its master plan in 1994, 2000, 2005, 2007, 2008, 2010, 2011 and 2023.

This Redevelopment Plan Amendment directly advances and affirms a number of goals and objectives identified in the Township's Land Use Plan documents, as follows:

1. *Promote new businesses and industries in appropriate areas of the Township.*
2. *Direct traffic circulation to the main arterials including Newton-Sparta Road, Route 206, Limecrest Road and Warbasse Junction Road.*
3. *Establish standards to provide architectural guidelines for new development.*
4. *Establish regulations to control noise and odors from businesses.*
5. *Encourage development that is sustainable and does not exceed the Township's present carrying capacity.*
6. *To provide for a variety of housing opportunities in appropriate locations.*
7. *To create the realistic opportunity for the construction of Andover Township's Mt. Laurel obligation.*
8. *To relate density of housing development to environmental characteristics and roadway capacity.*
9. *To ensure that nonresidential development is compatible with and does not adversely impact residential development within the Township. Buffering between incompatible uses should be proportionate to the differences in their intensities. For example, the extent and quality of a buffer between industrial uses and residential uses should be greater than buffers required between single-family and multi-family development.*
10. *To discourage strip development through more stringent site planning standards. These include the use of common driveways where feasible, creation of screened*

parking areas, unified site design, permitting flexible setbacks, and unified sign plans for development.

5.2: Master Plans of Contiguous Municipalities

The three parcels comprising the Plan Area/Abbey Redevelopment Overlay (ARO) Zone abut the Township of Fredon to the west and the Town of Newton to the north. The following is offered with regard to the relationship of this Redevelopment Plan Amendment to the master plans of these contiguous municipalities.

Fredon Township Master Plan

The Township of Fredon adopted its most recent Comprehensive Master Plan in 2007. The portion of Fredon which directly abuts the Plan Area is designated for the Open Space Conservation land use category. Lands in the Open Space Conservation land use category are either existing open space, or parcels identified as appropriate to be considered for acquisition, and are intended to serve as expansive public conservation areas with minimal disturbance, utilized primarily for hiking, biking, wildlife appreciation and other low intensity activities. It is not anticipated that the proposed Abbey Redevelopment Overlay (ARO) designation for the Plan Area will have any detrimental impact on the adjoining open space areas in Fredon.

Town of Newton Master Plan

The Town of Newton adopted its most recent Comprehensive Master Plan in 2008. The portion of Newton which directly abuts the Plan Area is designated for the Rural Reserved Area land use category. The Rural Reserved Area covers large tracts of land that are undeveloped, farmlands, former quarries, etc., on the outskirts of town. The Newton Master Plan recommends this area for use as farmland or other agricultural uses, open space, very large lot development or rural/hamlet cluster development. It is not anticipated that the proposed Abbey Redevelopment Overlay (ARO) designation for the Plan Area will have any detrimental impact on the adjoining Rural Reserved Area in Newton.

5.3: Sussex County Master Plan

Sussex County most recently updated its Strategic Growth Plan in 2014. The Strategic Growth Plan identifies Route 206 as a proposed growth corridor, and states that growth corridors “may be to offer a high degree of flexibility in terms of access and servicing and therefore can be thought of as high priority locations for employment and commerce in the future.” This Redevelopment Plan Amendment directly affirms the County’s goal of prioritizing Route 206 for employment and commerce in that it is specifically designed to promote economic development and job creation along the corridor.

In addition, the Strategic Growth Plan identifies six focus areas for action within the County, inclusive of tourism, transportation, economic development, reducing regulatory burden, and agriculture. This Redevelopment Plan Amendment directly affirms several of the policy recommendations and action items set forth for Sussex County municipalities in the Strategic Growth Plan, including the following:

1. *Support and expand tourism marketing and the hospitality industry.*
2. *Work with private business...to identify suitable locations for new lodging and make sure that the sites are appropriately zoned.*
3. *Encourage new housing types similar to those found elsewhere in the region.*
4. *Permit higher densities in appropriate (e.g. areas with central sewer service) areas.*

5.4: State Development and Redevelopment Plan

As established by NJS 52:18A-200(f), the purpose of the 2001 State Development and Redevelopment Plan (SDRP) is to "Coordinate planning activities and establish Statewide planning objectives in the following areas: land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, urban and suburban redevelopment, historic preservation, public facilities and services, and intergovernmental coordination."

As such, the SDRP establishes a number of goals and strategies related to a number of different topics, including economic redevelopment. One such goal is to revitalize existing urban centers by directing growth and development to those areas. Specifically, the SDRP seeks to revitalize the State's cities and towns by protecting, preserving, and developing the valuable human and economic assets in cities, town, and other urban areas.

The SDRP's Policy Map identifies all of Block 151 Lot 22.02 and Block 153 Lot 35, as well as the majority of Block 151 Lot 22's frontage on Route 206, as being located within the Rural/Environmentally Sensitive Planning Area (PA4B) and identifies the more northerly and easterly portions of Block 151 Lot 22 as being located within the Environmentally Sensitive Planning Area (PA5).

The State Plan describes the intent of the Rural/Environmentally Sensitive Planning Areas as being "supportive of agriculture and other related economic development efforts that ensure a diversity within New Jersey. Any development or redevelopment planned in the Rural/Environmentally Sensitive Area should respect the natural resources and environmentally sensitive features of the area." The Environmentally Sensitive Planning Area, on the other hand, is described in the State Plan as typified by environmentally sensitive resources. Development and redevelopment in the PA5 should maintain and enhance the natural resources and character of the area.

This Redevelopment Plan Amendment is compatible with the State Plan in that it directs development toward Sewer Service Areas, which are entirely located in the PA4B, and away from the environmentally sensitive portions of the Plan Area in the PA5. It also facilitates economic development in areas identified as suitable in the State Plan while maintaining the rural character of the Township.

Section 6: Summary of Compliance

In accordance with the LRHL (NJSA 40A:12A-1 et seq.), the following statements are offered regarding compliance with the requirements of a Redevelopment Plan.

1. *Requirement: Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.*

Comment: This Redevelopment Plan Amendment has delineated a definite relationship to local objectives as to appropriate land uses, transportation and utilities, recreational and community facilities, and other public improvements.

2. *Requirement: Proposed land uses and building requirements in the project area.*

Comment: This Redevelopment Plan Amendment outlines the proposed land uses and building requirements for the three parcels comprising the Plan Area.

3. *Requirement: Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.*

Comment: Although this Redevelopment Plan Amendment contemplates redevelopment of property whereon a caretaker's residence is currently located, this Redevelopment Plan Amendment also allows for housing for members of a religious order as an accessory use to a place of worship. It is anticipated the workforce housing currently on Lot 35 will be replaced with a new duplex building behind the principal monastery on Lot 22 for the staff currently living on Lot 35, as depicted on the Concept Plan in Section 4 of this Plan. As such, adequate provision for the temporary and/or permanent relocation of residents at the site is provided.

4. *Requirement: An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.*

Comment: No properties are proposed to be acquired with this Redevelopment Plan Amendment.

5. *Requirement: Any significant relationship of the redevelopment to: the master plans of contiguous municipalities; the master plan of the county in which the municipality is located; and The State Development and*

Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.)

Comment: This Redevelopment Plan Amendment is substantially consistent with Sussex County's Strategic Growth Plan and the State Development and Redevelopment Plan (SDRP). It also directly advances and affirms a number of goals and objectives set forth in Andover Township's Master Plan. And while any redevelopment within the Plan Area would technically be inconsistent with the adjacent open space designations in Fredon and Newton, the proposed Abbey Redevelopment Overlay (ARO) designation for the Plan Area is not anticipated to have a negative impact thereon.

6. Requirement: *As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to Section 4 of P.L. 1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.*

Comment: No affordable housing units are proposed to be removed with this Redevelopment Plan Amendment.

7. Requirement: *A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last eighteen (18) months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.*

Comment: No affordable housing units are proposed to be removed with this Redevelopment Plan Amendment.

8. Requirement: *Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.*

Comment: This Redevelopment Plan Amendments is furthering this effort by specifically requiring that any development in the Abbey Redevelopment Overlay (ARO) Zone provide for electric vehicle charging equipment in compliance with the State's Electric Vehicle Charging Station Law (P.L. 2021, c. 171).

Section 7: General Provisions

The following section contains the general provisions of the Redevelopment Plan Amendment.

7.1: Zoning Map and Ordinance

This Redevelopment Plan Amendment shall supersede all use, area and bulk provisions of the Land Use and Development (Chapter 230) ordinances of the Township of Montville regulating development on the three parcels comprising the Plan Area as specifically set forth herein. In all situations where development regulations are not specifically addressed herein, the Andover Township land use and development regulations shall remain in effect. Final adoption of this Redevelopment Plan Amendment by the Mayor and Committee shall be considered an amendment of the Andover Township Zoning Map and Ordinance.

7.2: Site Plan Review

Any site plan for the construction of improvements within the Plan Area shall be submitted to the Land Use Board in accordance with the Andover Township Code.

7.3: Amendments to the Redevelopment Plan

This Redevelopment Plan Amendment may be further amended, as necessary, as provided by the LRHL.

7.4: Severability

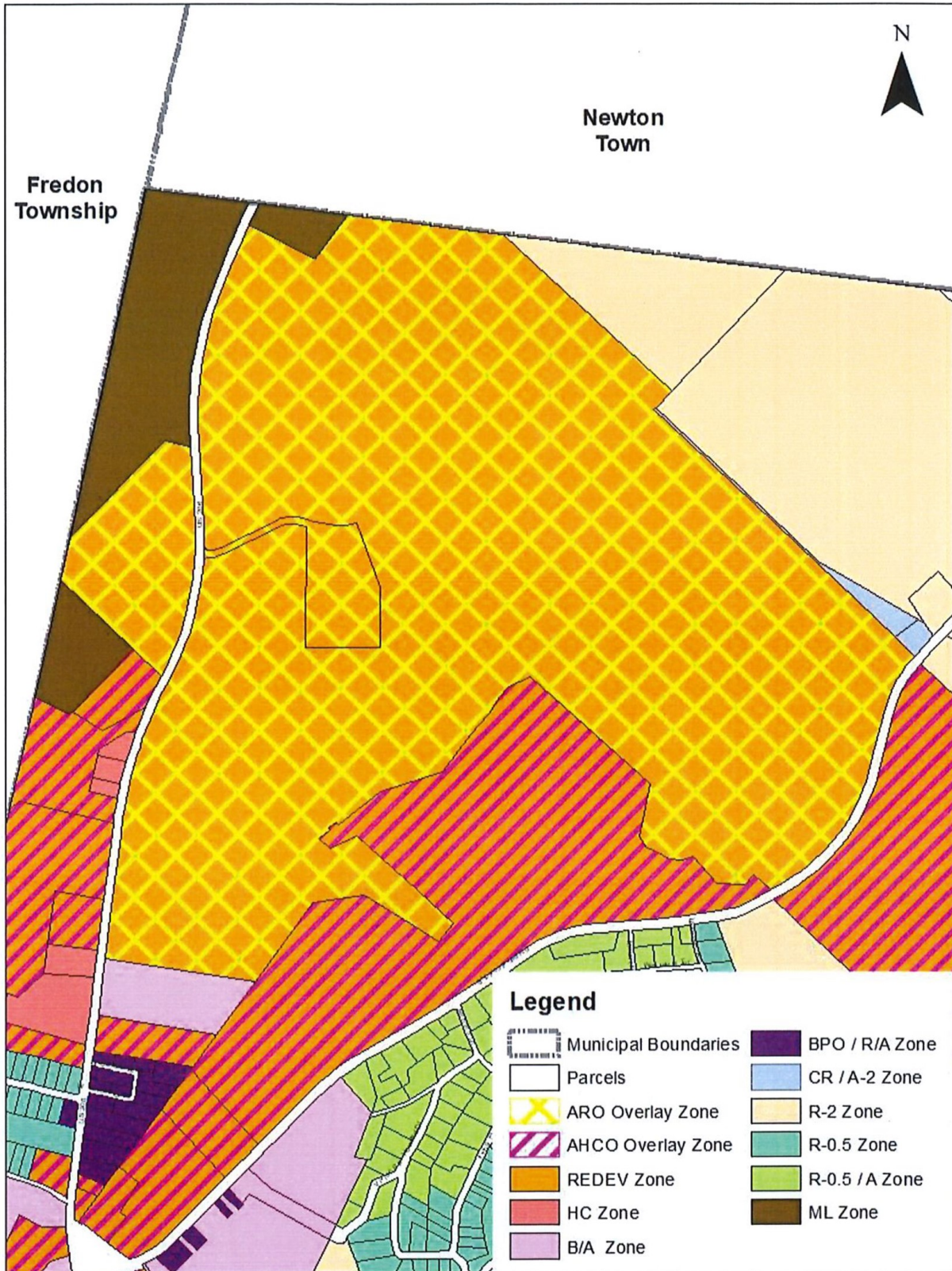
Should any section, paragraph, division, subdivision, clause or provision of this Redevelopment Plan Amendment be adjudged by the Courts to be invalid, such adjudication shall only apply to the section, paragraph, division, subdivision, clause or provision so judged, and the remainder of this Redevelopment Plan Amendment shall be deemed valid and effective.

7.5: Deviation Requests

The Land Use Board of the Township of Andover may, after a review of a site plan that is in one or more aspects inconsistent with this Redevelopment Plan Amendment, grant deviations from the strict application of the regulations contained in this Redevelopment Plan Amendment in accordance with the provisions and criteria governing bulk variances in N.J.S.A. 40:55D-70(c). Any modification that would require "d" variance relief pursuant to N.J.S.A. 40:55D-70(d) shall require the Redeveloper to seek an amendment by the Governing Body to the Redevelopment Plan.

Appendix A

Proposed Amendments to Zoning Map



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 16, 2024. A public hearing regarding same will be held at a hybrid meeting scheduled for June 20, 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

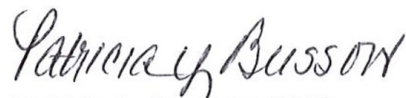
<https://us02web.zoom.us/j/85385763939?pwd=Y0xXTzRKSGorZmVpWWpYbmttSVJ6QT09>

Webinar ID: 853 8576 3939

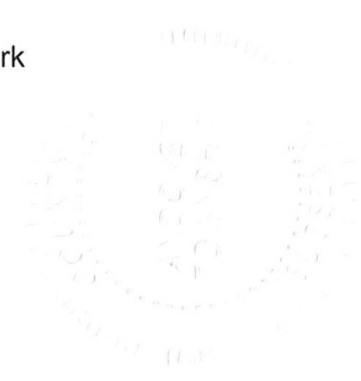
Passcode: 814400

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 #2024-07

**AN ORDINANCE OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF ANDOVER,
COUNTY OF SUSSEX, AND STATE OF NEW JERSEY TO AMEND THE ANDOVER
TOWNSHIP ROUTE 206 REDEVELOPMENT PLAN, SPECIFICALLY TO ESTABLISH A NEW
ABBAY REDEVELOPMENT OVERLAY (ARO) ZONE FOR A PORTION OF THE
REDEVELOPMENT AREA**

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 June 20, 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, RMC
Administrator/Municipal Clerk

