

TOWNSHIP OF ANDOVER  
COUNTY OF SUSSEX, STATE OF NEW JERSEY

ORDINANCE #2024-05

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

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

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

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

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

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

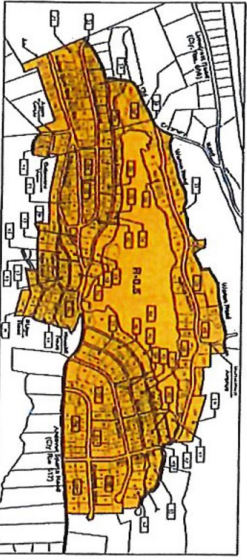
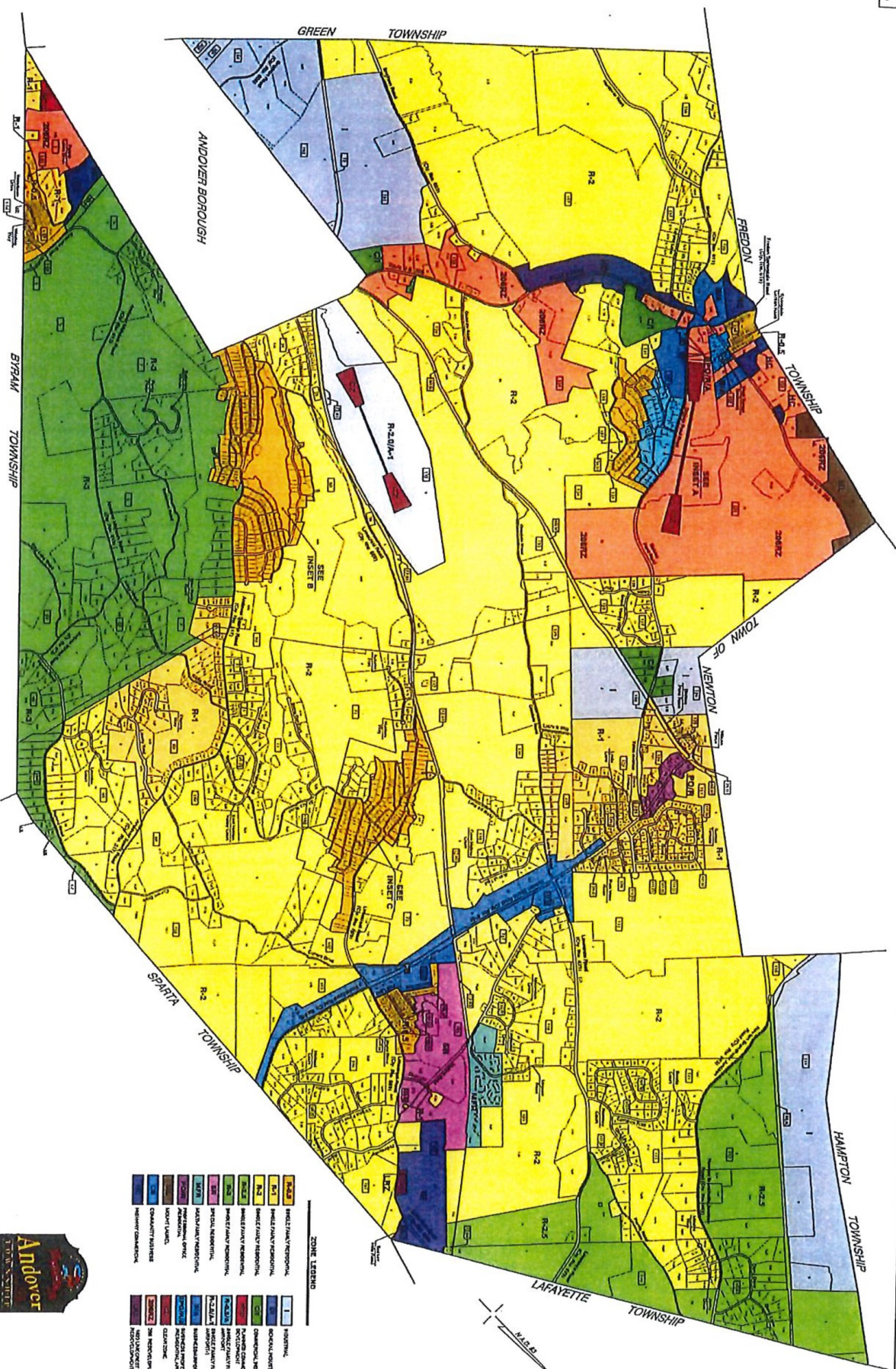
**WHEREAS**, the Township Committee now wishes to adopt the Zoning Map as prepared by the Township Engineer, as the official Zoning Map of the Township of Andover, and to authorize implementation of same by the Township Administrator and Municipal Clerk.

**NOW, THEREFORE, BE IT ORDAINED,**

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All Ordinances of the Township of Andover which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.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



1. The zoning map is a legal document and should be read in conjunction with the zoning ordinance. 2. The zoning map is subject to change without notice. 3. The zoning map is not to be construed as a contract. 4. The zoning map is not to be construed as a warranty. 5. The zoning map is not to be construed as a representation. 6. The zoning map is not to be construed as a statement of fact. 7. The zoning map is not to be construed as a statement of opinion. 8. The zoning map is not to be construed as a statement of intention. 9. The zoning map is not to be construed as a statement of belief. 10. The zoning map is not to be construed as a statement of knowledge. 11. The zoning map is not to be construed as a statement of understanding. 12. The zoning map is not to be construed as a statement of agreement. 13. The zoning map is not to be construed as a statement of consent. 14. The zoning map is not to be construed as a statement of approval. 15. The zoning map is not to be construed as a statement of disapproval. 16. The zoning map is not to be construed as a statement of objection. 17. The zoning map is not to be construed as a statement of protest. 18. The zoning map is not to be construed as a statement of dissent. 19. The zoning map is not to be construed as a statement of dissent. 20. The zoning map is not to be construed as a statement of dissent.



**ZONE LEGEND**

R-1	Single-Family Residential	1	Industrial
R-2	Single-Family Residential	2	Community Industrial
R-3	Single-Family Residential	3	Community Industrial
R-4	Single-Family Residential	4	Community Industrial
R-5	Single-Family Residential	5	Community Industrial
R-6	Single-Family Residential	6	Community Industrial
R-7	Single-Family Residential	7	Community Industrial
R-8	Single-Family Residential	8	Community Industrial
R-9	Single-Family Residential	9	Community Industrial
R-10	Single-Family Residential	10	Community Industrial
R-11	Single-Family Residential	11	Community Industrial
R-12	Single-Family Residential	12	Community Industrial
R-13	Single-Family Residential	13	Community Industrial
R-14	Single-Family Residential	14	Community Industrial
R-15	Single-Family Residential	15	Community Industrial
R-16	Single-Family Residential	16	Community Industrial
R-17	Single-Family Residential	17	Community Industrial
R-18	Single-Family Residential	18	Community Industrial
R-19	Single-Family Residential	19	Community Industrial
R-20	Single-Family Residential	20	Community Industrial
R-21	Single-Family Residential	21	Community Industrial
R-22	Single-Family Residential	22	Community Industrial
R-23	Single-Family Residential	23	Community Industrial
R-24	Single-Family Residential	24	Community Industrial
R-25	Single-Family Residential	25	Community Industrial
R-26	Single-Family Residential	26	Community Industrial
R-27	Single-Family Residential	27	Community Industrial
R-28	Single-Family Residential	28	Community Industrial
R-29	Single-Family Residential	29	Community Industrial
R-30	Single-Family Residential	30	Community Industrial
R-31	Single-Family Residential	31	Community Industrial
R-32	Single-Family Residential	32	Community Industrial
R-33	Single-Family Residential	33	Community Industrial
R-34	Single-Family Residential	34	Community Industrial
R-35	Single-Family Residential	35	Community Industrial
R-36	Single-Family Residential	36	Community Industrial
R-37	Single-Family Residential	37	Community Industrial
R-38	Single-Family Residential	38	Community Industrial
R-39	Single-Family Residential	39	Community Industrial
R-40	Single-Family Residential	40	Community Industrial
R-41	Single-Family Residential	41	Community Industrial
R-42	Single-Family Residential	42	Community Industrial
R-43	Single-Family Residential	43	Community Industrial
R-44	Single-Family Residential	44	Community Industrial
R-45	Single-Family Residential	45	Community Industrial
R-46	Single-Family Residential	46	Community Industrial
R-47	Single-Family Residential	47	Community Industrial
R-48	Single-Family Residential	48	Community Industrial
R-49	Single-Family Residential	49	Community Industrial
R-50	Single-Family Residential	50	Community Industrial
R-51	Single-Family Residential	51	Community Industrial
R-52	Single-Family Residential	52	Community Industrial
R-53	Single-Family Residential	53	Community Industrial
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R-56	Single-Family Residential	56	Community Industrial
R-57	Single-Family Residential	57	Community Industrial
R-58	Single-Family Residential	58	Community Industrial
R-59	Single-Family Residential	59	Community Industrial
R-60	Single-Family Residential	60	Community Industrial
R-61	Single-Family Residential	61	Community Industrial
R-62	Single-Family Residential	62	Community Industrial
R-63	Single-Family Residential	63	Community Industrial
R-64	Single-Family Residential	64	Community Industrial
R-65	Single-Family Residential	65	Community Industrial
R-66	Single-Family Residential	66	Community Industrial
R-67	Single-Family Residential	67	Community Industrial
R-68	Single-Family Residential	68	Community Industrial
R-69	Single-Family Residential	69	Community Industrial
R-70	Single-Family Residential	70	Community Industrial
R-71	Single-Family Residential	71	Community Industrial
R-72	Single-Family Residential	72	Community Industrial
R-73	Single-Family Residential	73	Community Industrial
R-74	Single-Family Residential	74	Community Industrial
R-75	Single-Family Residential	75	Community Industrial
R-76	Single-Family Residential	76	Community Industrial
R-77	Single-Family Residential	77	Community Industrial
R-78	Single-Family Residential	78	Community Industrial
R-79	Single-Family Residential	79	Community Industrial
R-80	Single-Family Residential	80	Community Industrial
R-81	Single-Family Residential	81	Community Industrial
R-82	Single-Family Residential	82	Community Industrial
R-83	Single-Family Residential	83	Community Industrial
R-84	Single-Family Residential	84	Community Industrial
R-85	Single-Family Residential	85	Community Industrial
R-86	Single-Family Residential	86	Community Industrial
R-87	Single-Family Residential	87	Community Industrial
R-88	Single-Family Residential	88	Community Industrial
R-89	Single-Family Residential	89	Community Industrial
R-90	Single-Family Residential	90	Community Industrial
R-91	Single-Family Residential	91	Community Industrial
R-92	Single-Family Residential	92	Community Industrial
R-93	Single-Family Residential	93	Community Industrial
R-94	Single-Family Residential	94	Community Industrial
R-95	Single-Family Residential	95	Community Industrial
R-96	Single-Family Residential	96	Community Industrial
R-97	Single-Family Residential	97	Community Industrial
R-98	Single-Family Residential	98	Community Industrial
R-99	Single-Family Residential	99	Community Industrial
R-100	Single-Family Residential	100	Community Industrial

**OFFICIAL ZONING MAP  
TOWNSHIP OF ANDOVER**



HAROLD E. PELLOW & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION  
17 PLAINFIELD ROAD, SUITE 100  
SPARTA, NEW JERSEY 07882  
(973) 348-4412  
4-8-2018

MARCH 19, 2024



## NOTICE OF PENDING ORDINANCE

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

### Zoom Meeting

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

Webinar ID: 853 8576 3939

Passcode: 814400

Phone: +1 929 205 6099

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

  
Patricia L. Bussow, RMC  
Administrator/Municipal Clerk

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COUNTY OF SUSSEX, STATE OF NEW JERSEY**

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**NOTICE OF FINAL ADOPTION**

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

*Patricia L. Bussow*

Patricia L. Bussow, RMC  
Administrator/Municipal Clerk