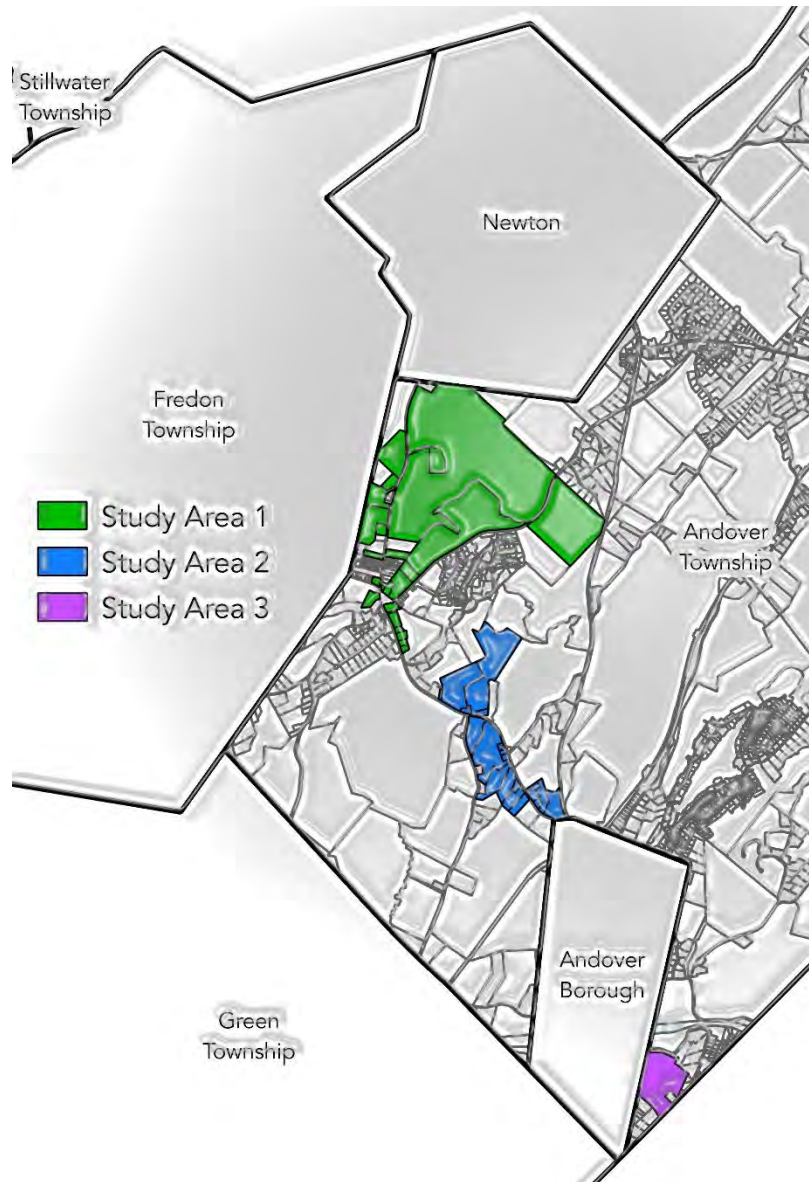


AREA IN NEED OF REDEVELOPMENT STUDY

ANDOVER TOWNSHIP, SUSSEX COUNTY

US ROUTE 206 AND STICKLES POND ROAD



April 2021



**J Caldwell
& Associates, LLC**

Community Planning Consultants

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The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.



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1. INTRODUCTION

1.1 BACKGROUND

The Township of Andover authorized its Land Use Board via Resolution 19-144 to conduct an area in need of redevelopment study for lots located along US Route 206 and Stickles Pond Road. The purpose of the study is to determine if all or a portion of the Study Area should be designated as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A 40A:12-1, et seq. (Redevelopment Law).

The parcels in the Study Area are mostly located along US Route 206, with a few parcels also located along Stickles Pond Road. A map of the Study Area is provided on page 2. The Study Area is one of the main commercial and business corridors in the Township. In total, the Study Area encompasses 804.70 acres and 43 parcels, which are divided into three subareas for purposes of review. Area 1 is the largest and most northern portion of the Study Area with 23 parcels and 582.47 acres located along US Route 206 and Stickles Pond Road. Area 2 is the second largest portion of the Study Area and includes 19 parcels and 174.89 acres along US Route 206 north of Andover Borough. Area 3 has one (1) parcel which is 47.34 acres and is south of Andover Borough along US Route 206. Each study area is broken down into cluster areas in the study to show how the lots relate to each other.

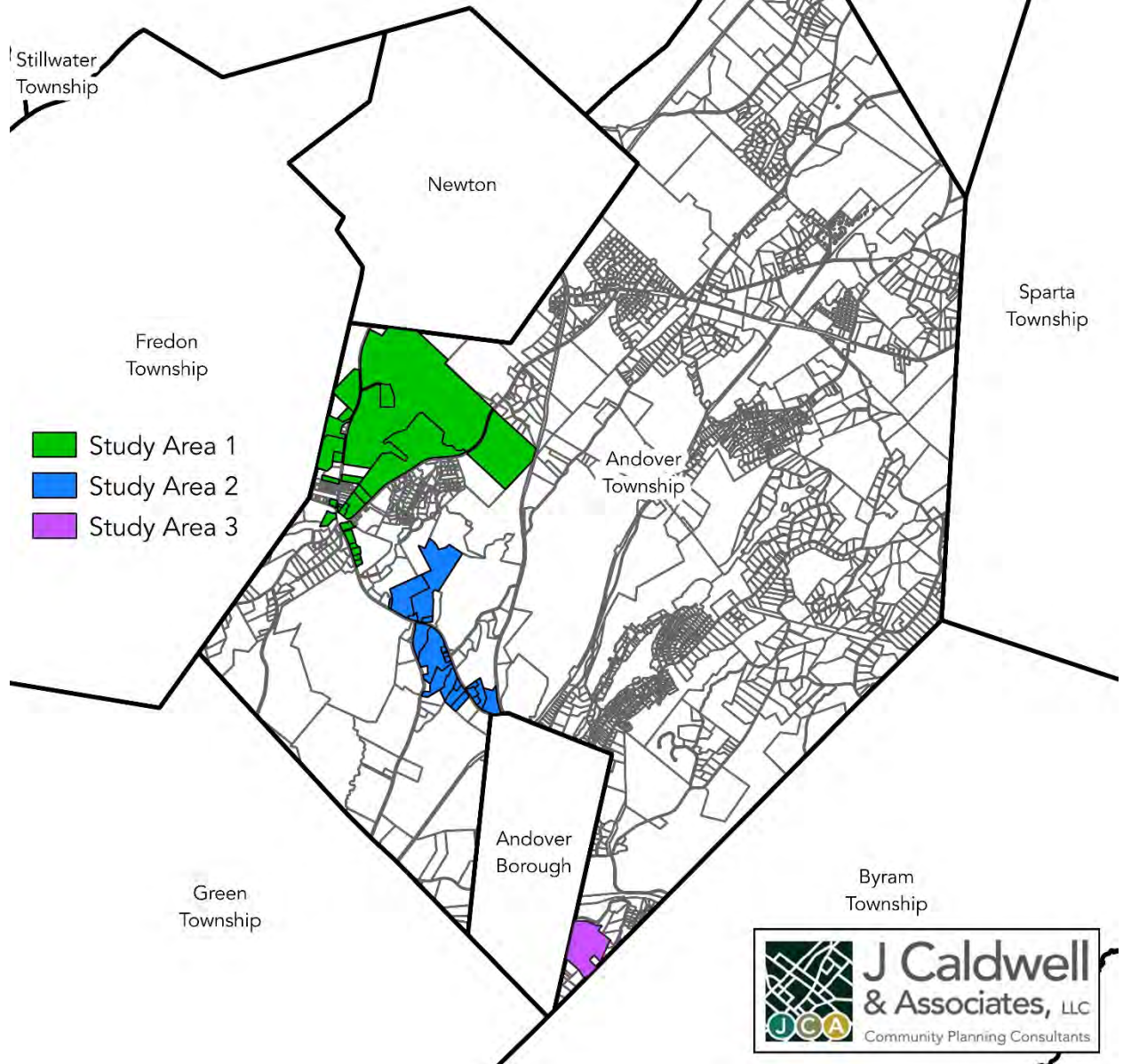
Township Committee Resolution 19-144 declares that the preliminary investigation of the Study Area shall be undertaken within the context of a “non-condemnation” study. In other words, if the Study Area is determined to be an Area in Need of Redevelopment pursuant to Redevelopment Law; it shall be given a redevelopment designation. However, due to the non-condemnation designation, the municipality does not have the right to exercise the power of eminent domain to acquire any property in the delineated area.

The following report will determine whether the Study Area qualifies as an “Area in Need of Redevelopment” pursuant to the requirements set forth by the Redevelopment Law. The analysis presented in this study is based upon an examination of existing conditions, site inspections, review of tax data and a history of each site pertaining to land use, zoning ordinances, master plan goals and objectives, and an evaluation of the statutory “area in need of redevelopment” criteria. Additionally, some parcels may not directly qualify but are necessary to the whole of the redevelopment area and are included under Section 3 of the Redevelopment Law.

Route 206 Redevelopment Study

Andover Township

Sussex County, New Jersey



2. LOCAL REDEVELOPMENT AND HOUSING LAW

2.1 CHAPTER 12A. LOCAL REDEVELOPMENT AND HOUSING LAW

The Local Redevelopment and Housing Law (Redevelopment Law) was designed by the New Jersey State Legislature to provide a process for addressing underutilized, untenable, vacant and abandoned properties:

“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 Legislature has by various enactments empowered and assisted local governments in their effort to revitalize communities through programs of redevelopment, rehabilitation, and incentives to provide for the expansion and improvement of commercial, industrial, residential and civic facilities.

2.2 PROCESS

The following process must be followed in order to designate an area in need of redevelopment (N.J.S.A.40A:12A-6):

- a. The Governing Body adopts a resolution authorizing the Planning Board to undertake a preliminary investigation of a proposed area to determine if the area is in need of redevelopment. The resolution must designate whether the area being considered is proposed as a “Condemnation Redevelopment Area” or a “Non-Condemnation Redevelopment Area”. The Condemnation Redevelopment Area permits the Governing Body to use the power of eminent domain in a designated redevelopment area. The Governing Body forwards a map of the proposed study area to the Planning Board.
- b. The Planning Board “prepares” a map and appends a statement setting forth the basis for the investigation. This must be on file with the Municipal Clerk.
- c. A study of the proposed area in need of redevelopment is prepared for review by the Planning Board’s planner.

- d. The Planning Board sets a date for a public hearing on the study and provides notice and opportunity for the public and those that would be affected by the determination to provide input on the study. The hearing notice must identify the general boundaries of the area and a map is on file with the municipal clerk. The hearing notice must also identify whether the area is being considered as a condemnation or non-condemnation area. The notice must be published for two weeks prior to the hearing in the newspaper of record. The notice must also be mailed to all property owners in the study area and anyone who has expressed interest in the designation.
- e. After completing the hearing, the Planning Board makes a recommendation to the Governing Body whether the area, in whole or in part, should be designated as an area in need of redevelopment.
- f. The Governing Body, after receiving a recommendation from the Planning Board, may adopt a resolution determining that the delineated area, in whole or in part, is designated as an area in need of redevelopment.
- g. The Clerk must transmit a copy of the resolution to the Commissioner of the State Department of Community Affairs (NJDCA) for review and approval. NJDCA has 30 days to approve or disapprove of the area. If NJDCA does not respond in 30 days, the area is approved.
- h. Notice of the determination must be provided to all property owners within the delineated area within 10 days of the determination. If the area was determined to be a condemnation area the following language must be in the notice:
 - (i) The determination operates as a finding of public purpose and authorizes the municipality to exercise the power of eminent domain to acquire property in the redevelopment area, and
 - (ii) legal action to challenge the determination must be commenced within 45 days of receipt of notice and that failure to do so shall preclude an owner from later raising such challenge.
- i. Following the 45-day appeal period and approval or no comment from NJDCA, then the area is designated as a redevelopment area and the municipality may exercise all of the powers set forth in the Redevelopment Law.
- j. In order to carry out a redevelopment of the site, a redevelopment plan must be adopted by the Governing Body. The plan may be prepared by the Governing Body and adopted pursuant to an ordinance with a referral to the Planning Board. Alternatively, the Governing Body may ask the Planning Board to prepare the plan, after which the Governing Body may adopt the plan pursuant to an ordinance.
- k. The Redevelopment Plan, once adopted, acts as the zoning on the site.

2.3 BENEFITS OF REDEVELOPMENT

The Redevelopment Law provides for planning and financial benefits that allow an area in need of redevelopment to utilize in order to incentivize development as follows:

- a. Adopt a redevelopment plan that will identify the manner in which an area will be developed, including its use;
- b. Clearing an area, install, construct or reconstruct streets, facilities, utilities, and site improvements;
- c. Negotiate and enter into contracts with private redevelopers or public agencies for the undertaking of any project or redevelopment work;
- d. Issue bonds for the purpose of redevelopment;
- e. Acquire property (*only if deemed condemnation property*);
- f. Lease or convey property without having to go through the public bidding process; and
- g. Grant long-term tax exemptions and abatements (PILOTS).

2.3 CRITERION FOR AN AREA IN NEED OF REDEVELOPMENT

Before an area can be deemed an area in need of redevelopment, each parcel must be review against the statutory criteria to determine if at least one criterion is met pursuant to N.J.S.A 40A:12A-5 listed below:

- A. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- B. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- C. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to be developed through the instrumentality of private capital.

- D. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals or welfare of the community.
- E. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.
- F. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or another casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- G. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act, "P.L.1983, c303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, C.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431(C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c441(C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment power within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in the P.L. 1992, C.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- H. The designation of the delineated area is consistent with smart growth planning principals.

In addition to the above criteria, Section 3 of the Redevelopment Law allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”

3. REVIEW OF THE STUDY AREA

3.1 DESCRIPTION

The Study Area is comprised of 43 parcels making up approximately 804.70 acres in area. The parcels are located along US Route 206 and Stickles Pond Road. A complete list of the parcels in the Study Area is provided in the Appendices of this report.

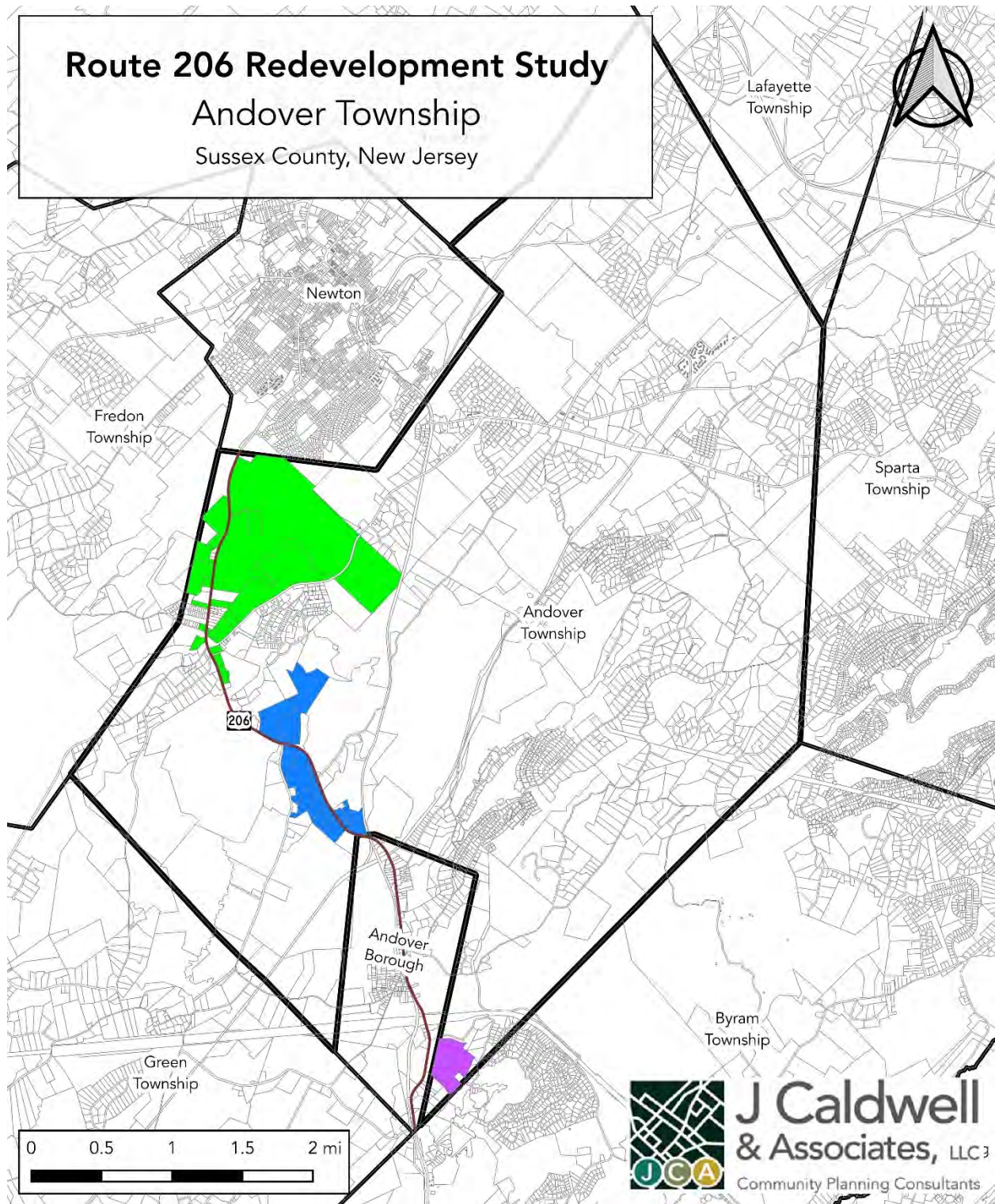
The Study Area is developed with a mix of uses, including light industry, warehouse and storage (including outdoor storage), commercial, restaurants, single-family residential, and quasi-public uses such as school uses and church property. The Study Area is one of the Township’s main commercial corridors along two main thoroughfares: NJSH Route 206 and Stickles Pond Road. The Study Area is a critical economic development corridor for Andover Township.

The maps below show the existing environmental constraints and existing areas served by public utilities in the Study Area. As shown, there are some wetlands, natural heritage sites, forests, and streams in the area. There are also wildlife and plants shown on the Landscape Project 3.3 mapping, which shows rankings of four and five in the area, meaning that plants and animals may be present in these areas that are listed as significantly threatened and endangered. Another important aspect to note is that some parcels in Study Area 1 are shown to be located in future sewer service areas and one parcel in Study Area 2 is shown to be in a future sewer service area. This indicates that the areas may be eligible for public sewer and water service.

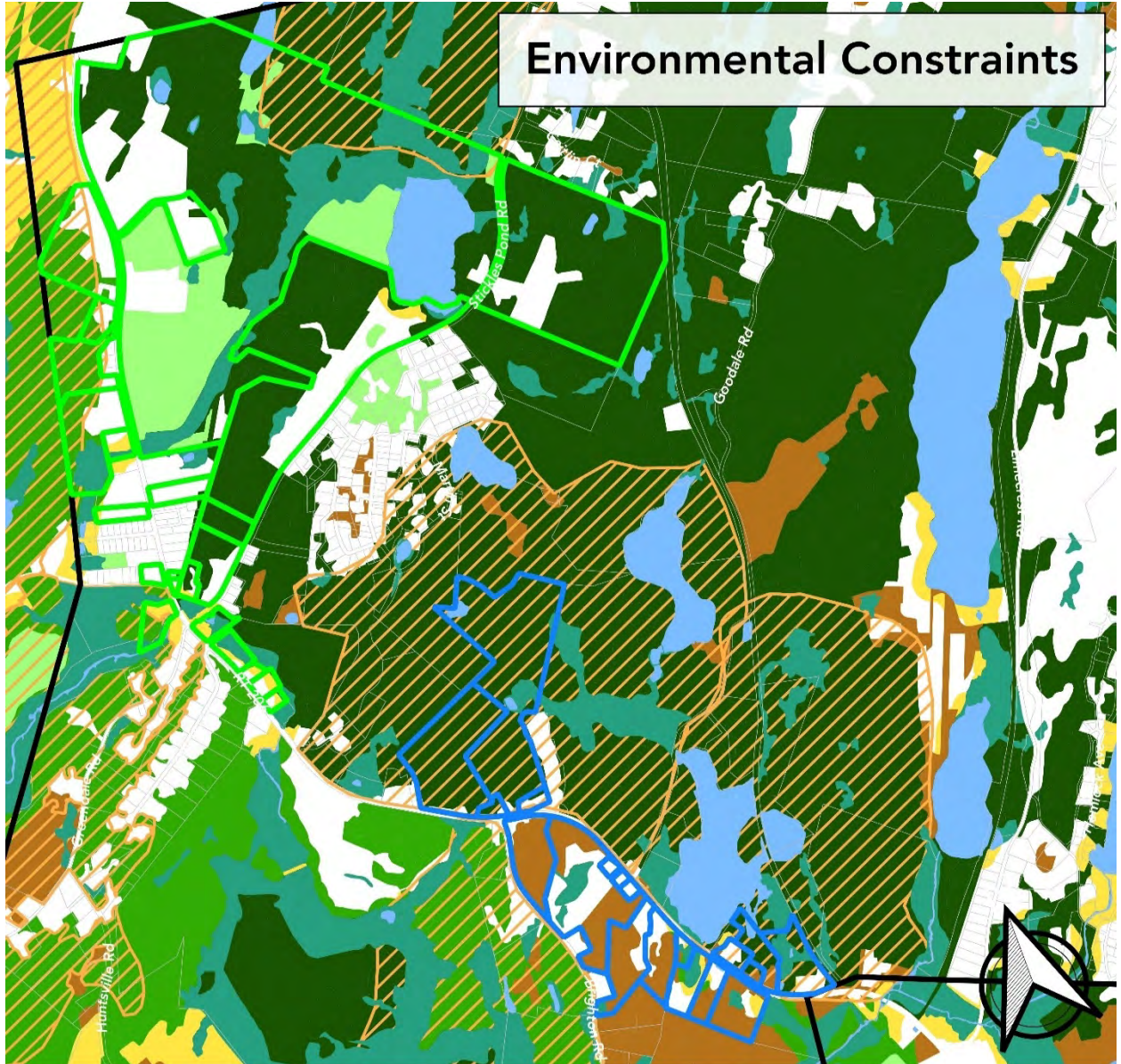
Route 206 Redevelopment Study

Andover Township

Sussex County, New Jersey



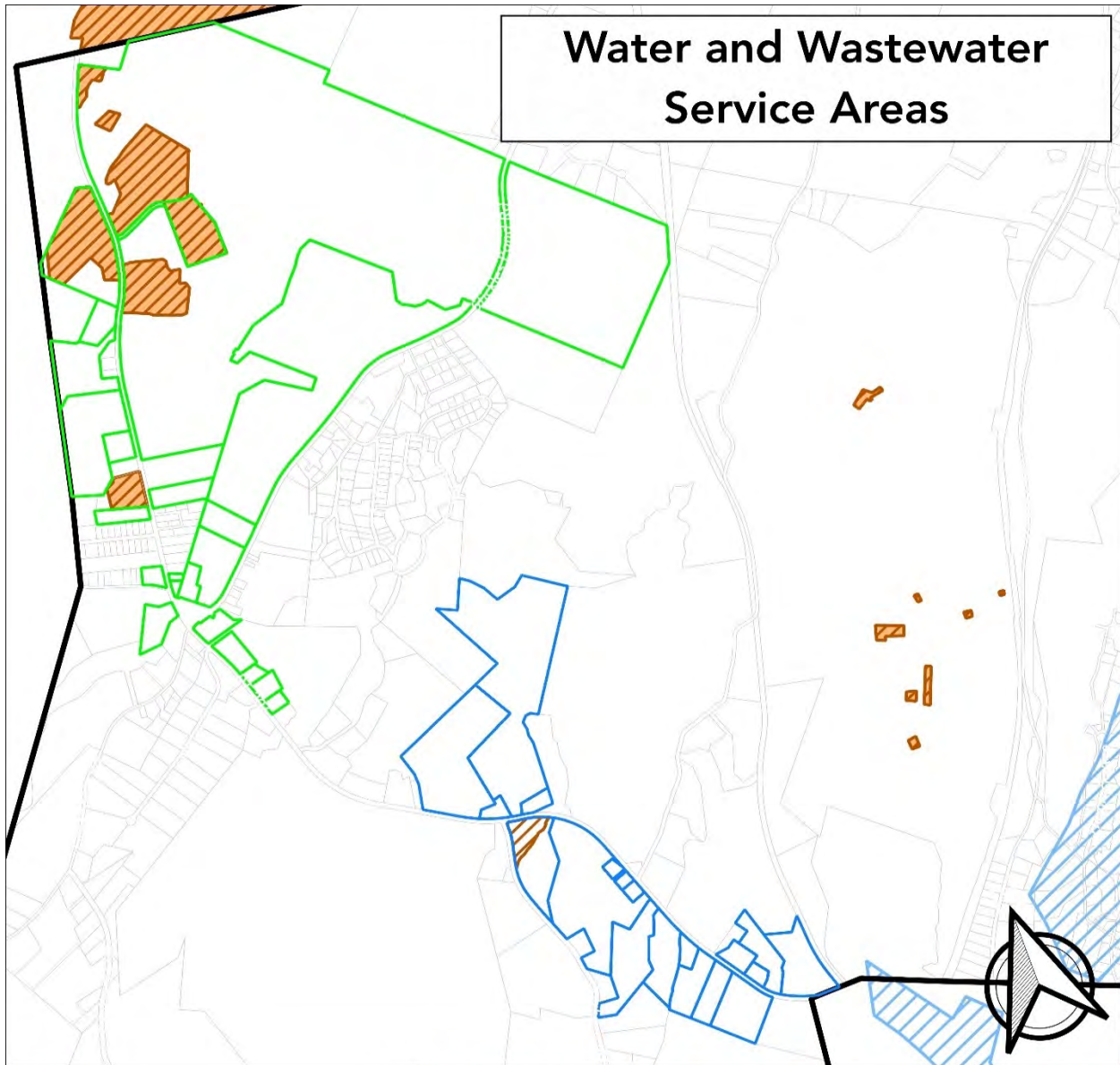
Environmental Constraints



- Study Area 1
- Study Area 2
- Study Area 3
- National Heritage Priority Site
- Water
- Wetlands
- Landscape Project 3.3
- Rank 1
- Rank 2
- Rank 3
- Rank 4
- Rank 5



Water and Wastewater Service Areas



- Study Area 1
- Study Area 2
- Study Area 3
- Existing Sewer Service Areas
- Future Sewer Service Areas
- Public Water Service Areas




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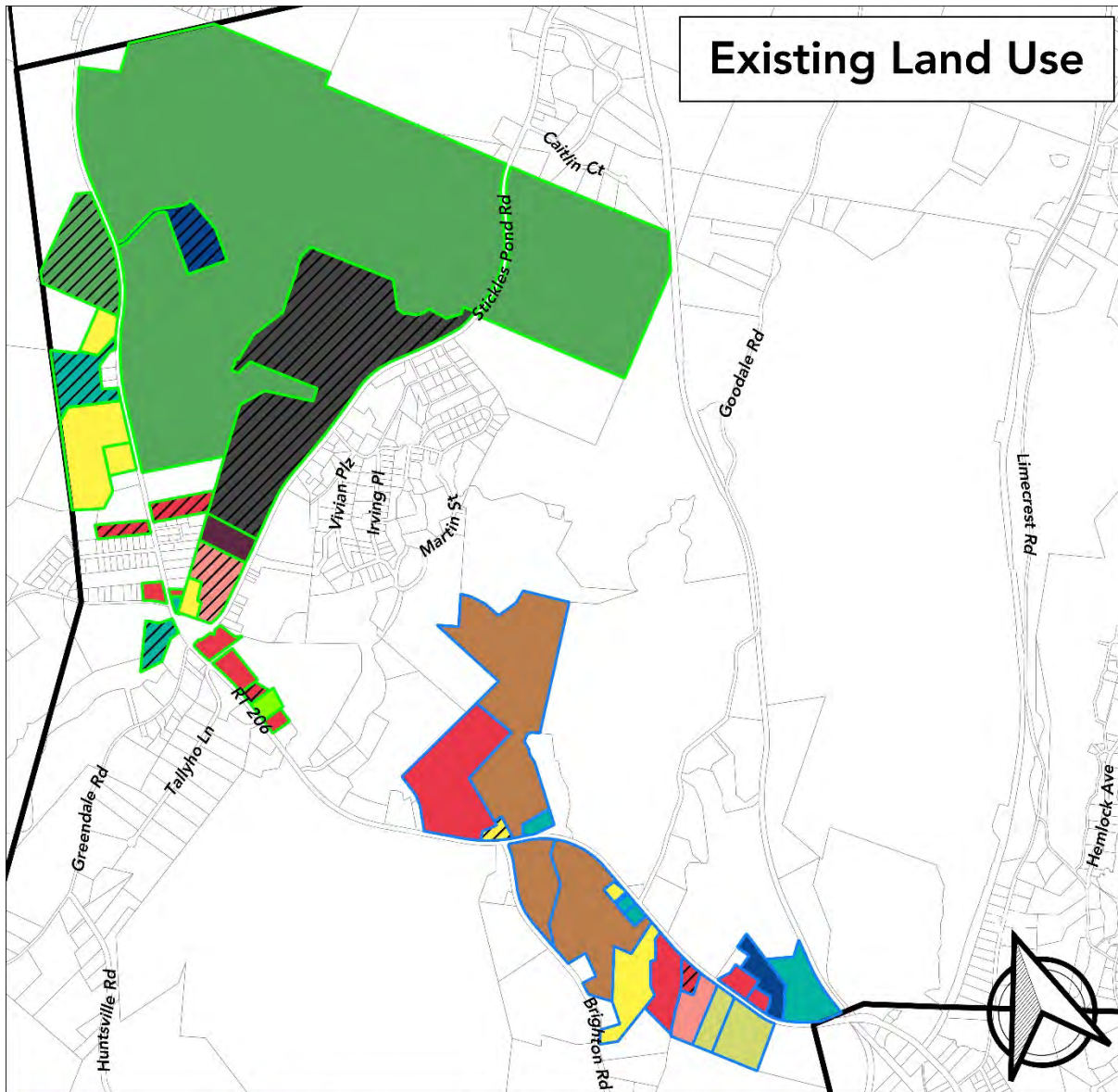
3.2 EXISTING LAND USE

The existing land uses in the Study Area run the full spectrum of commercial, industrial and residential land uses, including light industry, warehouse and storage (including outdoor storage), a former airport, commercial, retail, restaurants, residential, farm, and quasi-public uses such as church-owned facilities and schools. The Existing Land Uses Map on the following page shows a general breakdown of existing land uses in the Study Area. This data has been derived from tax records, aerial data, and field visits. Parcels labeled as vacant indicate that there are existing vacant structures on the property. The tables and graphs on the following pages break down the percentage of parcels and percentage of acreage by land use category. Following are aerial photos and photographs of each parcel in the Study Area with descriptions of the property, use and structures.

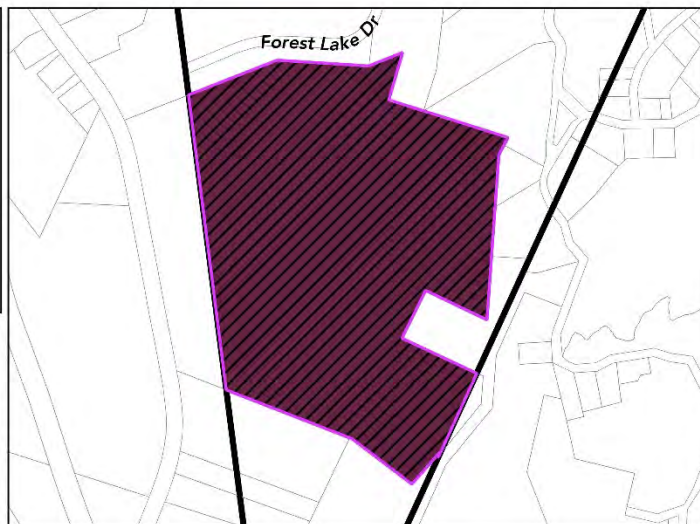
There are a total of 43 parcels in the Study Area covering 804.7 acres. The largest category of land use by acreage in the Study Area is the church use at 415.75 acres. The next largest category is undeveloped land. The former Newton Airport is the third largest land use at 86.84 acres. Commercial uses cover 52.88 acres as the fourth largest land use, followed by industrials uses at 52.22 acres. Residential uses cover 39.15 acres and mixed-use properties, developed with both commercial and residential uses cover 26.12 acres.

Existing Land Uses by Acreage		# of Parcels
Commercial	52.88	13
Mixed-use	26.12	7
Residential	39.15	7
Parking	14.42	2
Industrial	52.22	2
Former Airport	86.84	1
Church	415.75	3
School	14.46	2
Undeveloped	87.48	3
Lodge	1.53	1
Automotive	13.85	2
Total	804.70	43

Existing Land Use

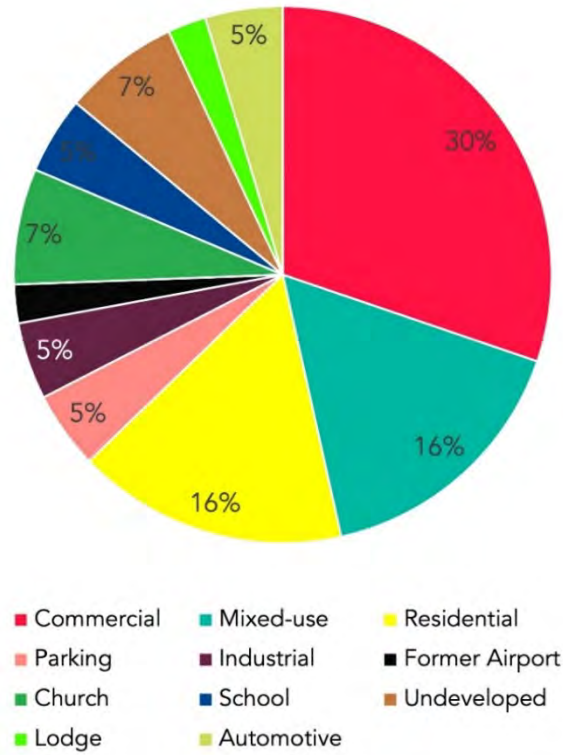


	Study Area 1		Mixed-use
	Study Area 2		Parking
	Study Area 3		Residential
Land Use			School
	Automotive		Undeveloped
	Church		Former Airport
	Commercial		Lodge
	Industrial		Vacant

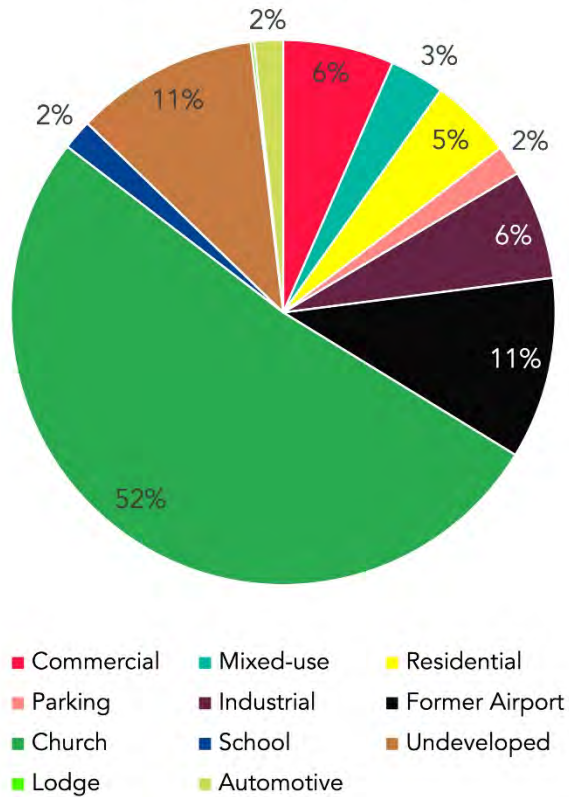


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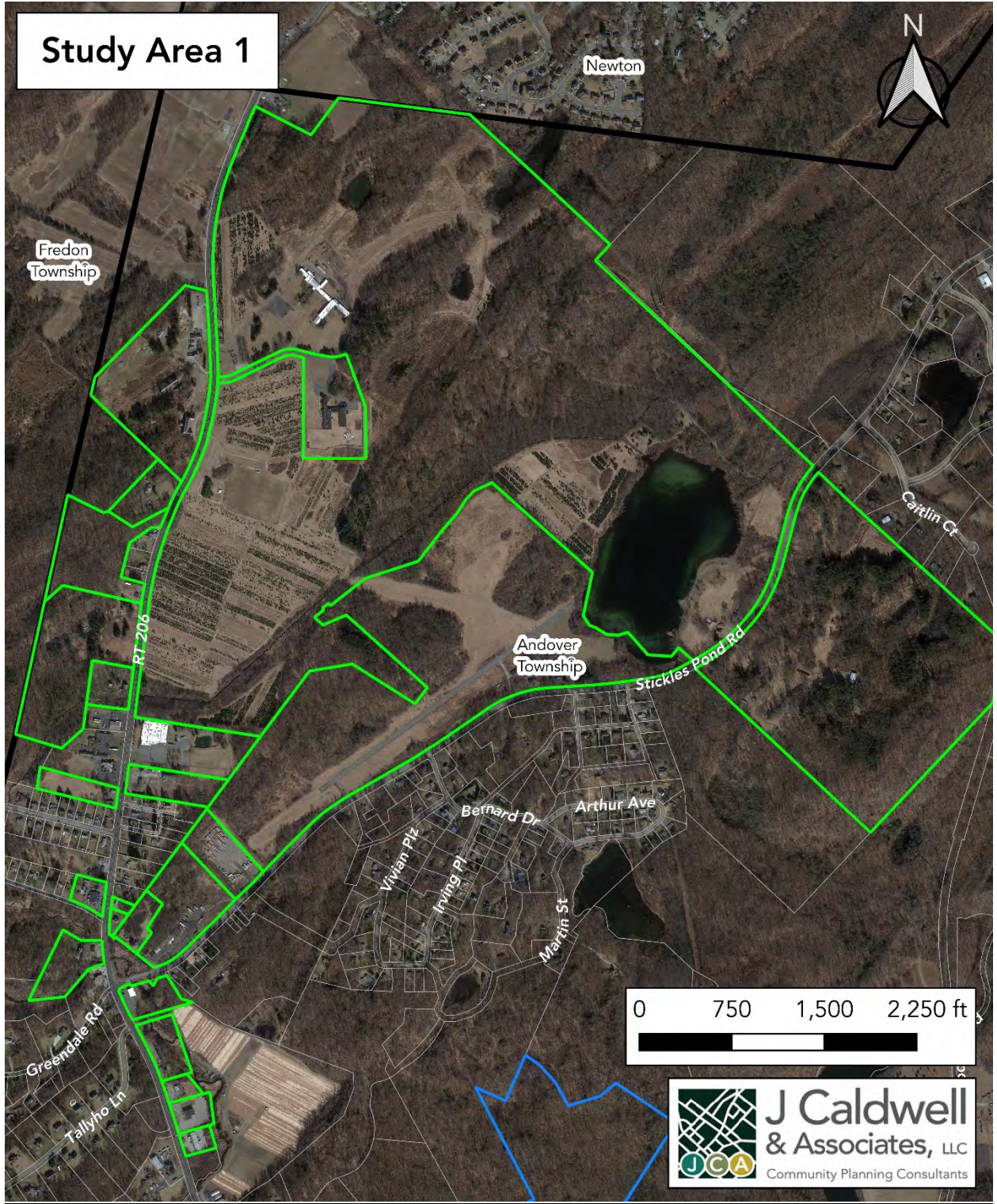
Percent of Total Parcels

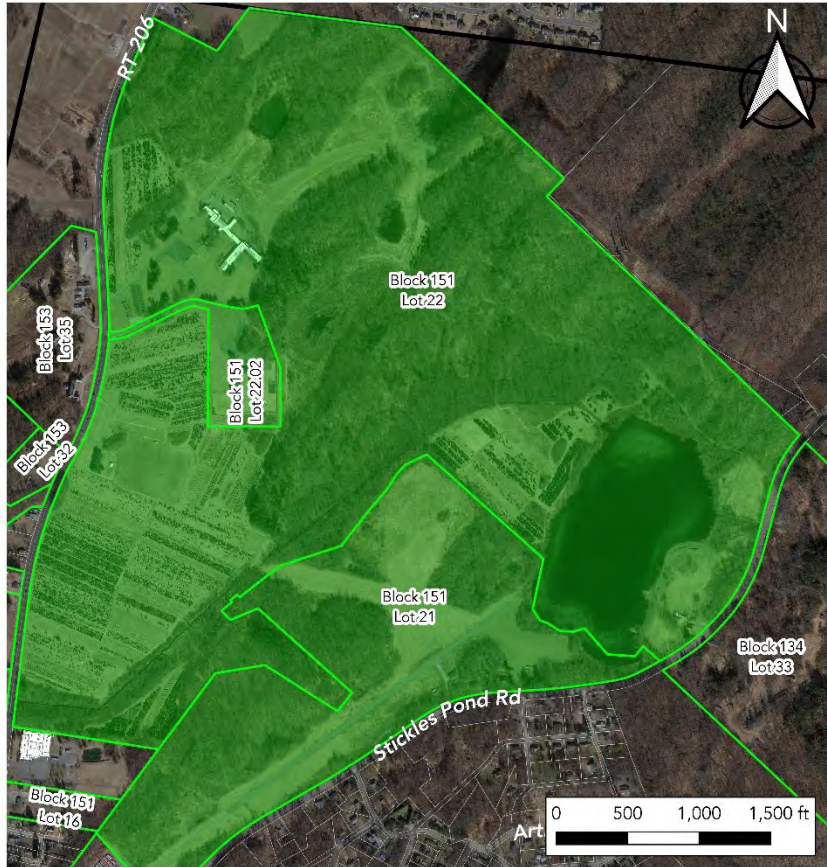


Existing Land Use Acreage

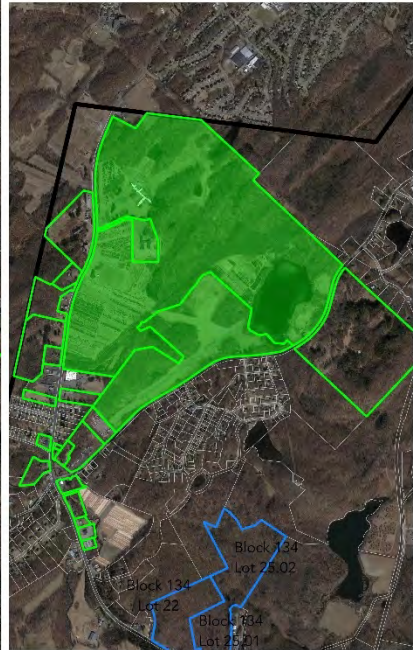


Study Area 1

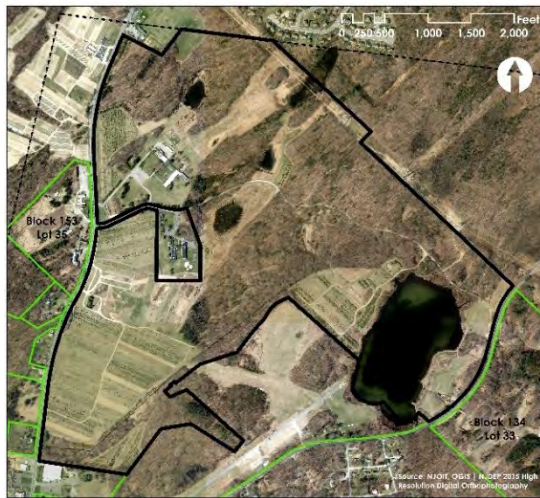




Block 151, Lots 21, 22, and 22.02



Block 151, Lots 22 and 22.02



Lot 22 Frontage Along US Route 206

Block 151, Lots 22 and 22.02 (293 US Route 206) cover approximately 346 acres. Lot 22 has approximately 332 acres in farmland assessment with various farm fields and a Christmas tree farm. An additional 5 acres of Lot 22 is covered by the St. Paul's Abbey buildings including a church, retreat house and gift shop. Lot 22.02 covers 9 acres and is developed with the former Willowglenn Academy, a school for the developmentally disabled. The

school is closed and the building is vacant. The lots are located in the Mount Laurel (ML) zone, allowing various housing types with an affordable housing set-aside required.



Lot 22.02 – Former Willowglenn Academy

The St. Paul's Abbey complex on Lot 22 was built around 1962 and includes a retreat house with 27 double-rooms. The gift shop on the property was built in the early 1950s. The former Willowglenn Academy is a vacant private school. The structure appears to have been constructed at the same time as the rest of the complex in the early 1960s. The Abbey ceased operation between the late 1970s and early 2000s when it was reopened by six Korean monks. The property, while occupied is underutilized. The former school is now vacant. Much of the property is used for farming or is unutilized. Much of the property is listed for lease as the church looks for additional viable uses of the property. Portions of the property are within a sewer service area.

Block 151, Lot 21



Lot 21: Airport Structure



Lot 21: Airport Structure



Lot 21: Airport Structure

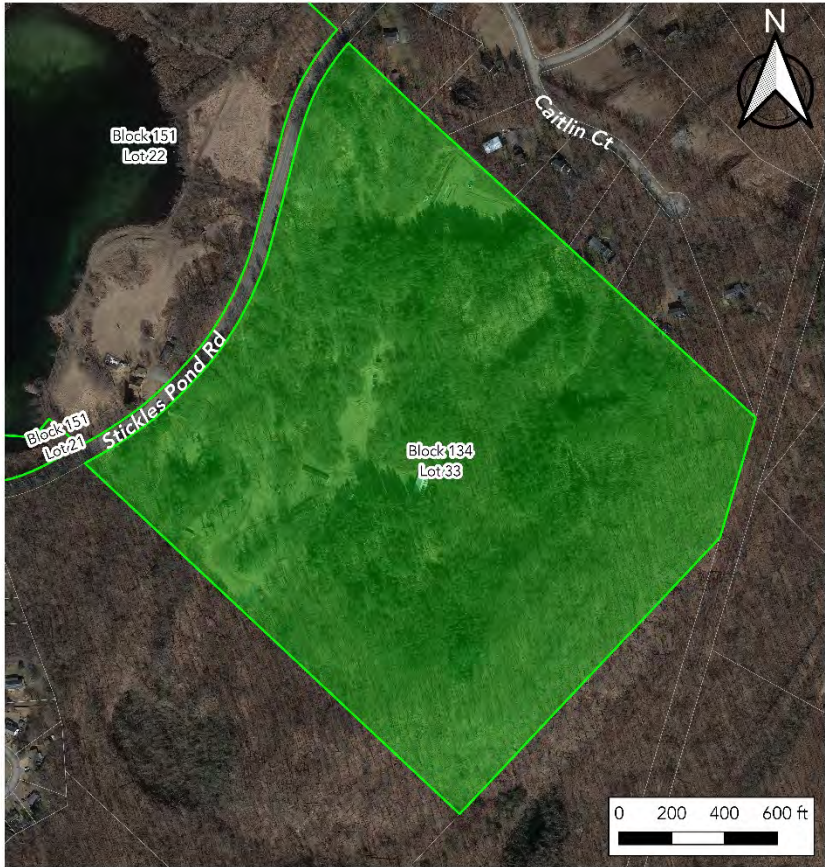


Lot 21: Airport Structure



Lot 21: Airport Structure

Block 151, Lot 21 (248 Stickles Pond Road) is a 86.84 acre property that is the location of the former Newton Airport, which closed in 2013. The airport runway and several former residential and airport structures cover about 10 acres of land and the remaining property is farmland assessed. The property was use as a staging location for PSE&G during construction of new transmission lines; however, the site is currently vacant. The site is located in the Commercial/ Industrial(C/I) Zone District, which allows for various types of business needs for the operation of commerce and light and heavy industrial activities. The structures on the property appear to be abandoned and many of them are dilapidated.



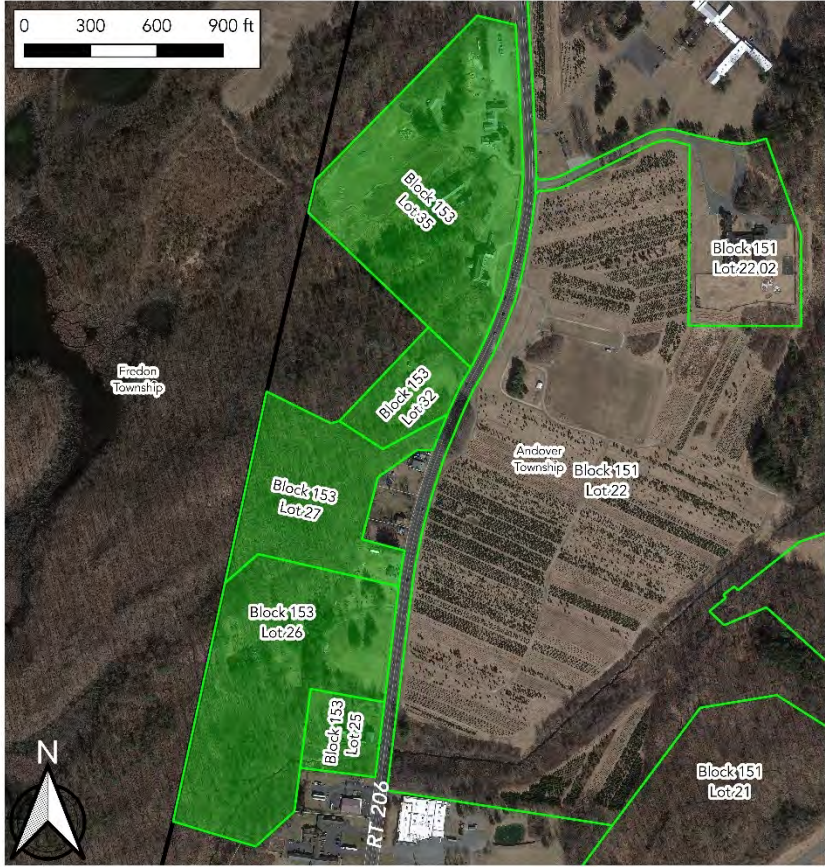
Block 134, Lot 33



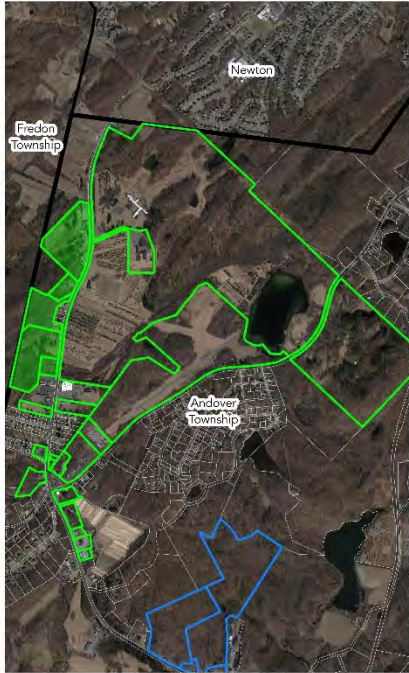
Block 134, Lot 33



Block 134, Lot 33 is a camp property that is owned by St. Paul's Abbey. The property is 67 acres and is developed with several camp structures on about 3 acres of land and the remaining 64 acres is a wood lot in farmland assessment. The camp structures on the property area dilapidated. The site is located in the Residential-2 (R-2) Zone, allowing primarily for single-family housing on approximately 2 acres or more.



Block 153, Lots 25, 26, 27, 32, and 35



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Block 153, Lot 35



Lot 35 - Former Abbey Building

Block 153, Lot 35 (330 and 350 US Route 206) covers approximately 21 acres. Lot 22 is primarily in farmland assessment with 16 acres in woodlot and 5 acres surrounding the former Abbey Building. The Abbey Building was built in 1932 as part of the original Abbey on the property, which began in 1924. The property has approximately 1,425 feet of frontage on Route 206. The property was last fully utilized in 2005, and it has barns and sheds along with a caretakers' residence, and a one-story former chapel/assembly building.

The Abbey building has been vandalized by way of copper piping being removed from the building. This resulted in wall and floor damage. Also, the dilapidated condition of the other structures on the property is documented in reports from the Township. The site is also underutilized and only remaining active uses are the caretaker's residence and a small barn for storage of farm equipment associated with the Christmas Tree Farm on the main Abbey property.

The site is located in the Mount Laurel (ML) zone, allowing various types of housing with an affordable housing set-aside. There have been efforts in the past to develop the site and it is located within a sewer service area. The lot is listed for lease.

Block 153, Lot 32



Lot 32 – Single Family Residential Structure

Block 153, Lot 32 (380 US Route 206) is a 3.75 acre property with a single-family residence constructed in 1952 with two accessory structures and a pool. The site is located in the Mount Laurel (ML) zone, allowing various commercial and housing types with an affordable housing set-aside.

Block 153, Lot 27



Lot 27 – Vacant Commercial Structure



Lot 27 – Vacant Accessory Structures

Block 153, Lot 27 (408 US Route 206) is a 9.57 acre parcel with two (2) areas of frontage along US Route 206. There is a vacant commercial structure on the property with two vacant accessory structures. The structure most recently housed a chimney sweep service. Parking and access is gravel. The parcel is directly north of Block 153, Lot 26 and under the same ownership. Both parcels are listed for sale together and separately. The site is located in the Mount Laurel (ML) zone, allowing various commercial and housing types with an affordable housing set-aside.

Block 153, Lot 26



Lot 26 – Single Family Residence (Source: Century 21 Realty)

Block 153, Lot 26 (412 US Route 206) is a 16.46 acre parcel with a single-family residential structure built in 1947 with two accessory structures. The property is located just south of Block 153, Lot 27 and owned by the same owner as Lot 27. The two lots are both listed for sale together and separately. The property is developed with a single-family residence in the front portion of the parcel along US Route 206 while the majority of the property is undeveloped wooded land in the rear of the property. The site is located in the Mount Laurel (ML) zone, allowing various commercial and housing types in the area with an affordable housing set-aside.

Block 153, Lot 25

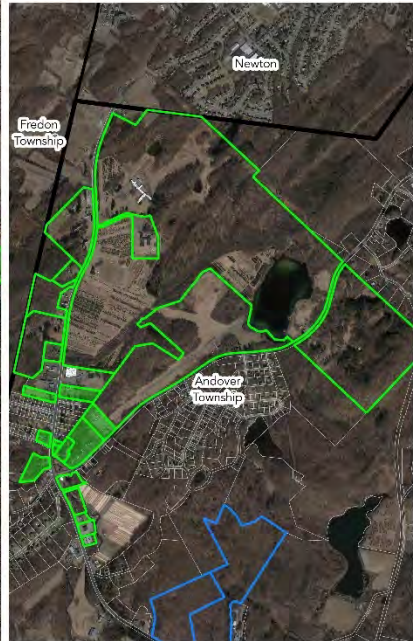


Lot 25 – Single Family Residential Structure

Block 153, Lot 25 (420 US Route 206) is a 2.48 acre parcel which is developed with a single family residence built in 1903 with an unattached accessory garage. The site is located in the Highway Commercial (HC) Zone, allowing for various types of commercial uses.



Block 151, Lots 2, 3, 16, 18, 19, and 20
 Block 153, Lot 21
 Block 154, Lot 47
 Block 155, Lot 5.01



Block 153, Lot 21



Lot 21 – Convenience Store



Lot 21 – Vacant Repair Garage



Lot 21: Vacant Repair Garage

Block 153, Lot 21 (454 US Route 206 South) is a 2.75 acre property with frontage along US Route 206. The property is developed with Krouzser’s Convenience Store and a four-car garage structure which appears to be a former car repair garage. The garage is vacant and dilapidated. The convenience store is open and functional. The site is located in the Highway Commercial (HC) Zone, which allows for various types of commercial uses.

Block 151, Lot 16



Lot 16 Commercial Storage Structure



Lot 16 Commercial Office/Retail Structure



Lot 16: Commercial Structures

Block 151, Lot 16 (451 & 453 US Route 206) is a 4.28 acre parcel with frontage along US Route 206. The property is developed with four (4) former commercial structures including a former office/retail building, a storage building, storage garage and barn. The property was formerly a building supplies company (roof, siding and windows). The property was in the process of converting to a church use, but is now vacant. Three of the four structures on the property are dilapidated. Parking and access is informal and substandard. The site is located in the B/A Business Airport Zone District, which allows for retail, professional and business offices, business services, banks and farming uses. Residential uses are not permitted.

Block 155, Lot 5.01



Lot 5.01 Vacant Commercial Structure/ Residential Behind



Lot 5.01 Vacant Commercial Structure

Block 155, Lot 5.01 (474-476 US Route 206 South) is a 4.50 acre parcel located along US Route 206 South. The property is developed with a vacant commercial structure, which was formerly a convenience store/dairy along the frontage of the property. Behind the commercial structure is a single family residential structure. The commercial structure is vacant and dilapidated. The parking area is informal and dilapidated. The residential structure appears to be occupied. The site is located in the B/A Business Airport Zone District, which allows for retail, professional and business offices, business services, banks and farming uses. Residential uses are not permitted.

Block 154, Lot 47



Lot 47 – Commercial Strip Center – Residential Behind

Block 154, Lot 47 (468, 468A & 470 US Route 206 South) is a 1.40 acre parcel in the B/A Business Airport Zone District, which allows for retail, professional and business offices, business services, banks and farming uses. Residential uses are not permitted. The property is located at the northwest intersection of US Route 206 and Fredon Springdale Road (County Route 618) and is developed with a commercial strip center with a deli and tavern on the front of the property. Behind the commercial units is a single family residence and accessory structure.

Block 151, Lot 3



Lot 3 Commercial Structure

Block 151, Lot 3 (471 US Route 206) is a 0.35 acre parcel located along US Route 206 northeast of the intersection with Fredon Springdale Road (County Route 618). The lot is developed with a commercial building that is occupied with a locksmith, Lock and Key World. The business is currently closed to the public. The property is located in the B/A Business Airport Zone District, which allows for retail, professional and business offices, business services, banks and farming uses. Residential uses are not permitted.

Block 151, Lot 2



Lot 2 Commercial/Residential Structure

Block 151, Lot 2 (473 US Route 206) is a 0.461 acre parcel located along US Route 206 to the east of its intersection with Fredon Springdale Road (County Route 618). The property is developed with a two-story structure originally built in 1912 that is used as a commercial business on the ground floor front and two residential uses in the remainder of the building. The commercial use is Jersey Shirts and Designs, a custom screen printing and t-shirt printing store. The property is located in the B/A Business Airport Zone District, which allows for retail, professional and business offices, business services, banks and farming uses. Residential uses are not permitted.

Block 151, Lot 18



Lot 18 Residence, Shed/Residential Structure (Source: Google)

Block 151, Lot 18 (314 Stickles Pond Road) is a 2.22 acres parcel located along Stickles Pond Road with a shared access from Block 151, Lot 2 along US Route 206. At the US Route 206 access is a single family residence and dilapidated shed or former residential structure with walls and no roof. The site is located in the B/A Business Airport Zone District, which allows for

retail, professional and business offices, business services, banks and farming uses. Residential uses are not permitted.

Block 151, Lot 19



Lot 19 - Vacant Commercial Structure



Lot 19 Vacant Commercial Structure



Lot 19 - Vacant Commercial Structure



Lot 19 Trucks Stored on Site



Lot 19 Trucks Stored on Site

Block 151, Lot 19 (310 Stickles Pond Road) is a 8.88 acres parcel located along Stickles Pond Road with a shared access from Block 151, Lots 2 and 18 along US Route 206. Along the Stickles Pond Road frontage there are vacant commercial structures which appear to have

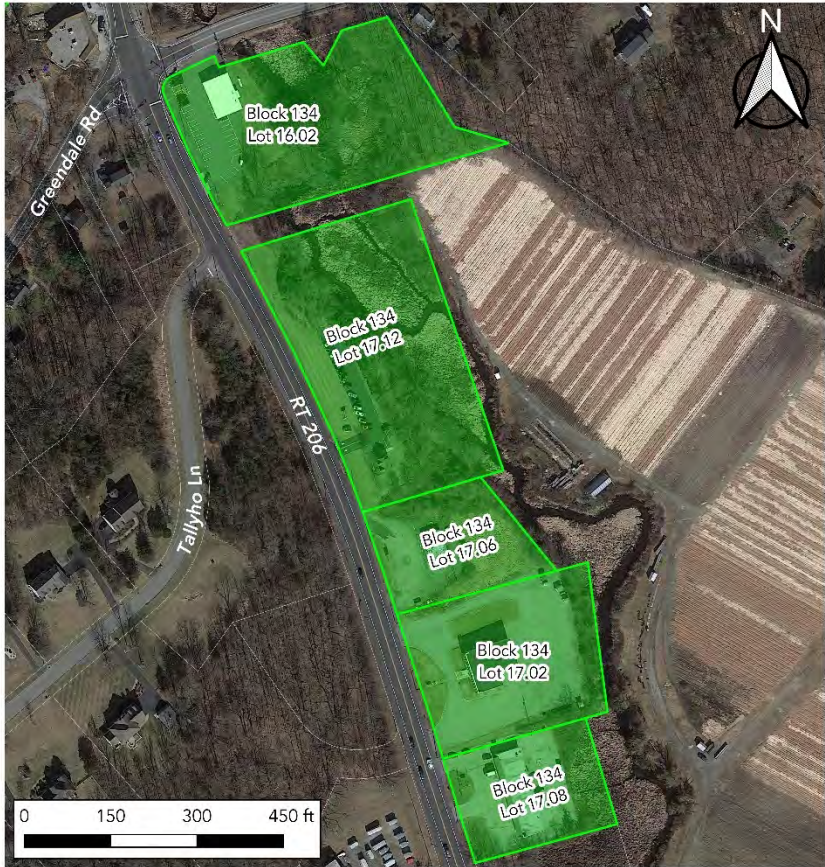
formerly been the Springdale Discount Mall and Auction House. The structures are extremely dilapidated and appear to be falling down. Several tractor trailers, trucks and vans are stored on the site. The access drives appear to be paved, however, parking on the site is informal and gravel. The site is located in the B/A Business Airport Zone District, which allows for retail, professional and business offices, business services, banks and farming uses. Residential uses are not permitted.

Block 151, Lot 20

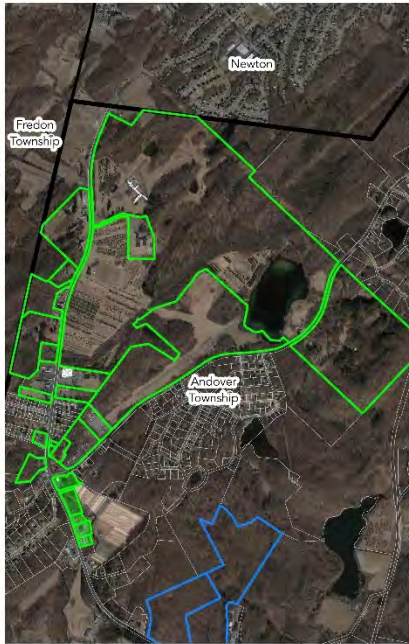


Lot 20: Outdoor Container Storage Facility

Block 151, Lot 20 (290 Stickles Pond Road) is a 4.88 acre parcel with frontage on Stickles Pond Road. While listed as vacant property on the tax records, the front half of the property is developed as a shipping container storage facility. Aside from fencing and access roads, there are no structures on the site. The site is located in the C/I Commercial Industrial Zone District, which allows business, corporate and professional offices, greenhouses and nurseries, flex-space buildings, light manufacturing and assembly, wholesale, warehouses and storage facilities along with sports facilities, health clubs and studios.



Block 134, Lots 16.02, 17.02, 17.06, 17.08, and 17.12



J Caldwell & Associates, LLC
Community Planning Consultants

Block 134, Lot 16.02



Lot 16.02 Commercial Structure

Block 134, Lot 16.02 (483 US Route 206) is a 2.31 acre corner commercial property located along US Route 206 and Stickle Pond Road. The property is developed with an auto glass repair shop. The property is partially wooded while the front lot is developed. There is a stream running along the eastern portion of the property. The site is located in the Highway

Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 134, Lot 17.12



Lot 17.12: Commercial Structure



Lot 17.12: Car Lot



Lot 17.12: Commercial Structure and Lot

Block 134, Lot 17.12 (505 US Route 206) is a 2.85 acre commercial parcel located along US Route 206. The property is developed with a car dealership along the frontage. The eastern portion of the property is wooded with a stream running north to south. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 134, Lot 17.06



Lot 17.06: Vacant Commercial Structure

Block 134, Lot 17.06 (515 US Route 206) is a 1.09 acre commercial property located along US Route 206. The property has a vacant commercial structure, which was formerly a restaurant. The building is dilapidated and deteriorating. The parking area is also dilapidated and deteriorating. The lot has two points of access off of US Route 206 and is located in the Highway Commercial (HC) zone, allowing various types of commercial businesses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 134, Lot 17.02



Lot 17.02: Elks Lodge

Block 134, Lot 17.02 (519 US Route 206) is a 1.53 acre tax exempt parcel located along US Route 206. The property is developed with an Elks Lodge. The lot has two access points onto US Route 206 and the majority of the parking behind the structure. There is a stream running north to south along the eastern side of the property. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 134, Lot 17.08



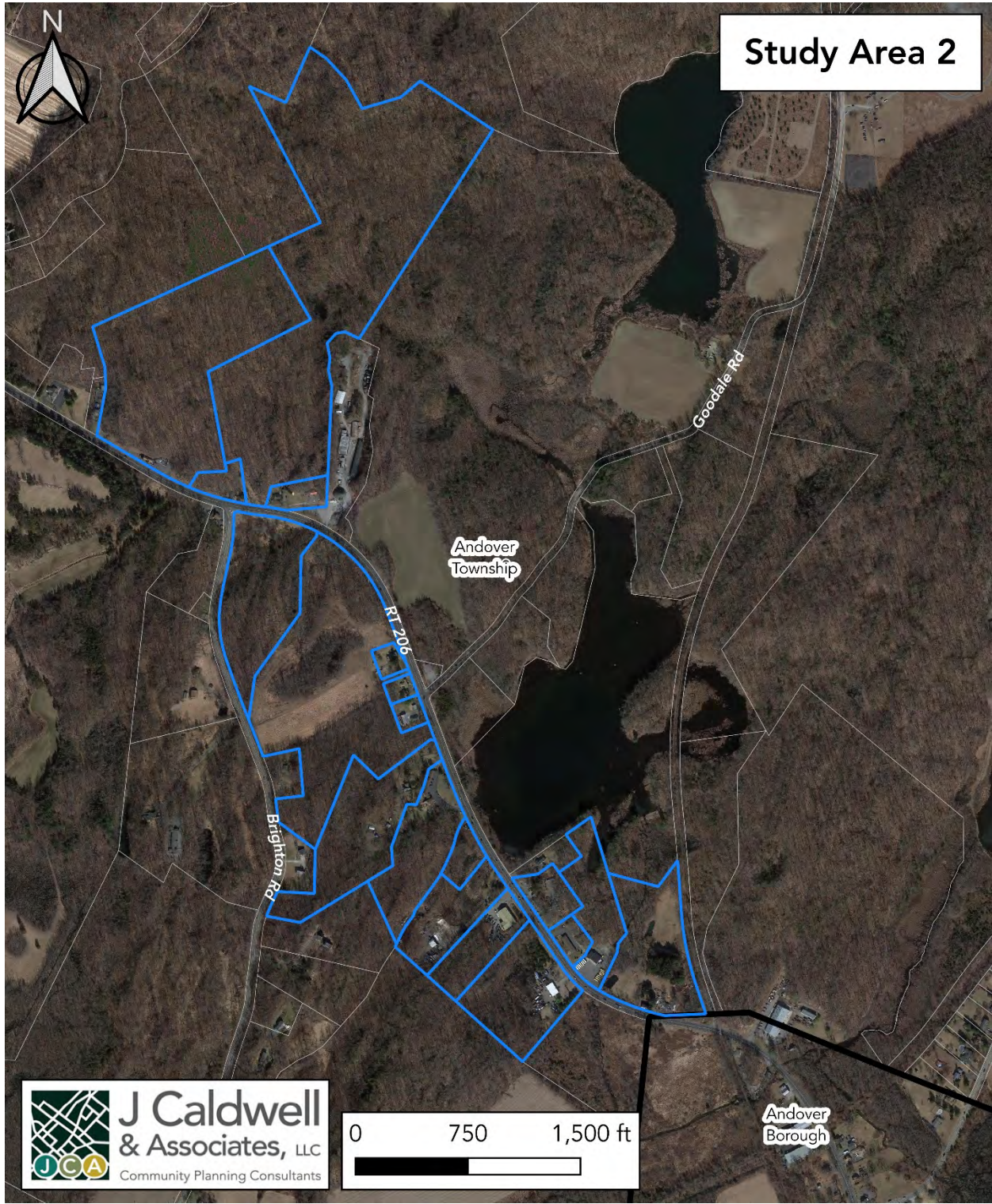
Lot 17.08: Commercial Strip Center

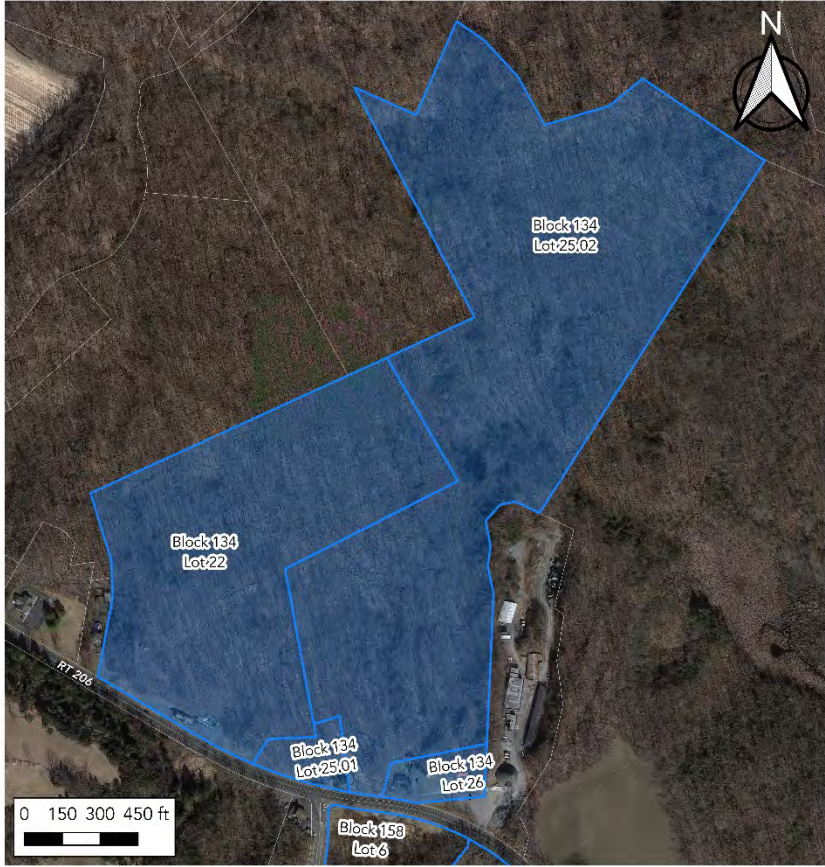


Lot 17.08: Commercial Strip Center

Block 134, Lot 17.08 (521, 523-531 US Route 206) is a 1.13 acre commercial property located along US Route 206. The property is developed with a 6,000 square foot commercial shopping center with six retail units including a vape/smoke shop, tattoo parlor, tire store, estate sales and chiropractor. The property has two access points onto US Route 206 and parking in front of the building with loading and parking behind the building. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Study Area 2





Block 134, Lots 22, 25.01, 25.02, and 26



Block 134, Lot 22



Lot 22: Commercial Structure

Block 134, Lot 22 (641 US Route 206) is a 25.6 acre property located along US Route 206. The developed portion of the property is a gentlemen's club with an attached residence which covers 2 acres along the US Route 206 frontage. The structure is lacking in windows along the entire front façade. The remaining 23.6 acres is a farm assessed wood lot. The site is located in the R-2 Single-Family Residential Zone District.



Lot 22: Commercial Structure



Lot 22: Commercial Structure

Block 134, Lot 25.01



Lot 25.01: Vacant Residential Structure

Block 134, Lot 25.01 (661 US Route 206) is a 1.37 acre parcel located along US Route 206. The property is currently developed as a single-family residential structure constructed in 1903, which is vacant and dilapidated. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 134, Lot 25.02



Block 134, Lot 25.02 (665 US Route 206) is a 50.26 acre parcel with limited frontage along US Route 206. The Property is an undeveloped and largely wooded property. The site is located in the R-2 Single-Family Residential Zone District, which primarily permits single family residences on 87,000 square foot lots (approximately 2 acres).

Block 134, Lot 26

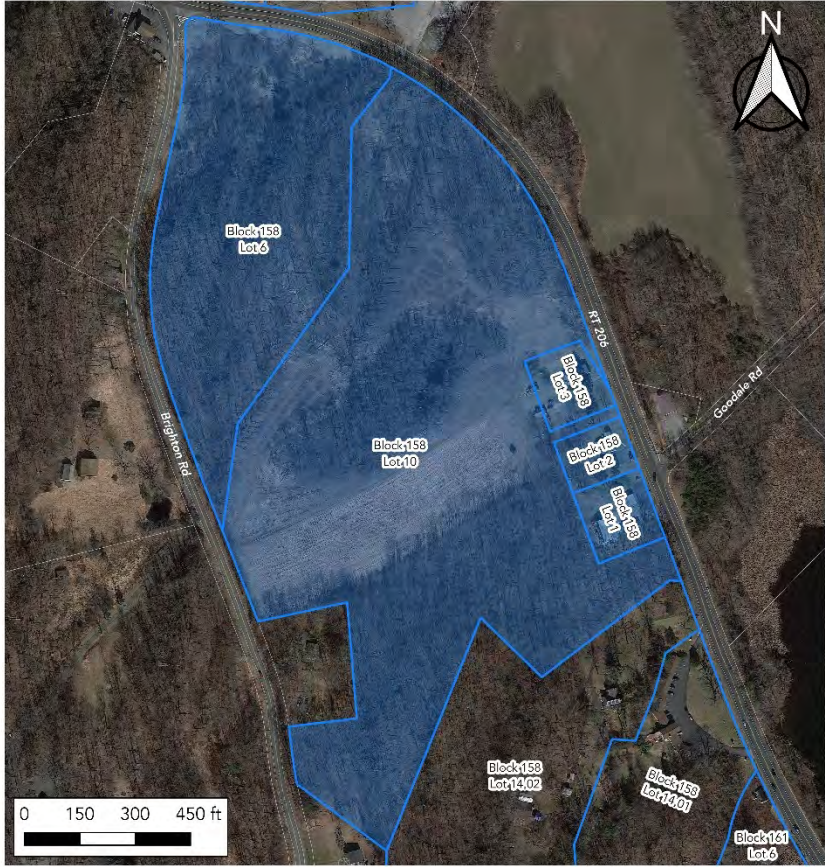


Lot 26: Residential Structures

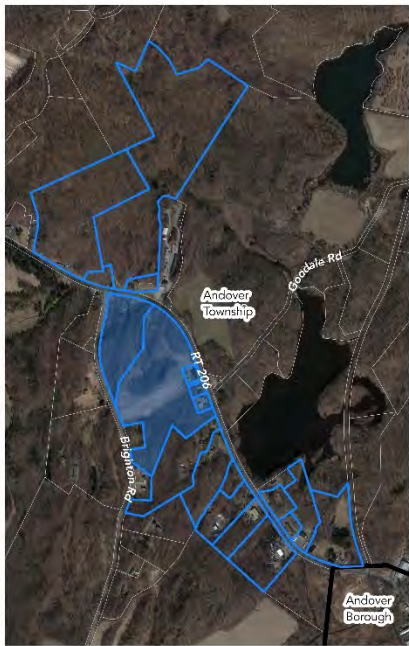


Lot 26: Public Garage Structure

Block 134, Lot 26 (667 US Route 206) is a 1.47 acre property located along US Route 206 directly north of a Sussex County Department of Public Works storage yard. The property is developed with a single family residential structure and commercial garage that appears to be used by the County. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards. The property is currently listed for sale.



Block 158, Lots 1, 2, 3, 6, and 10



J Caldwell & Associates, LLC
Community Planning Consultants

Block 158, Lot 6



Block 158, Lot 6 (662 US Route 206) is a 10.51 acre vacant property located along US Route 206 and Brighton Road. The property is primarily forested. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 158, Lot 10



Block 158, Lot 10 is a vacant 26.71 acre farm assessed property in along US Route 206 with two sections of frontage along Brighton Road. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 158, Lot 3



Lot 3: Residential Structure

Block 158, Lot 3 (690 US Route 206) is 0.5 acre residential property located along US Route 206. The property is currently developed with a single-family structure with two accessory structures. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 158, Lot 2



Lot 2: Commercial/Residential Structures

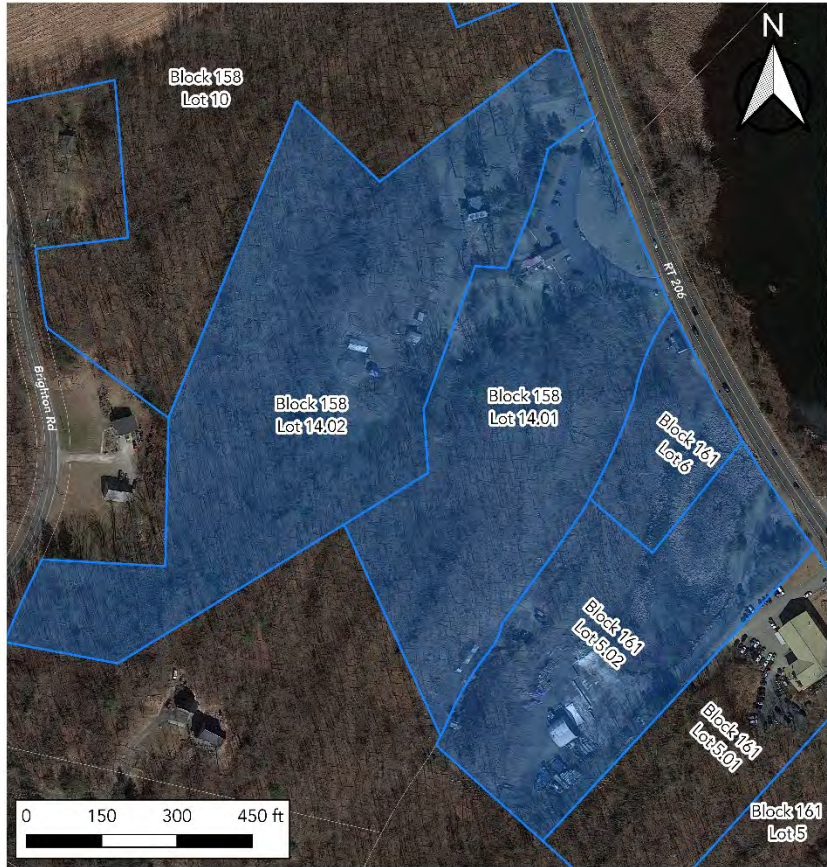
Block 158, Lot 2 (692 US Route 206) is a 0.69 acre commercial/residential property located along US Route 206. The property is currently developed with two structures: one used for a commercial design store and one single-family residential structure. The site is located in the Highway Commercial (HC) zone, allowing for various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 158, Lot 1

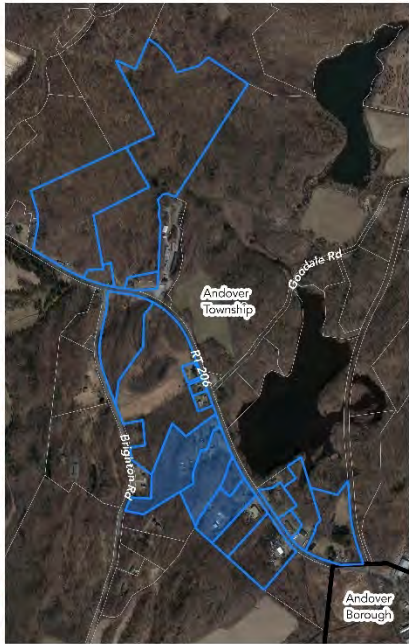


Lot 1: Commercial/Residential Structures

Block 158, Lot 1 (698 US Route 206) is a 0.92 acre commercial/residential property located along US Route 206. The property is currently developed with three structures: one office building; one commercial garage; and one residential/office structure. There appears to be three (3) businesses on site: Up and Above Roofing; Tri-State Pool and Door; and Canine Clips. The site is located in the Highway Commercial (HC) zone, allowing for various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.



Block 158, Lots 14.01 and 14.02
Block 161, Lots 5.02 and 6



Block 158, Lot 14.02



Block 158, Lot 14.02 (706 US Route 206) is a 12.05 acre residential property located along US Route 206. A single family residential structure and several accessory structures are located off of US Route 206. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 158, Lot 14.01



Lot 14.01: Motel Structure



Lot 14.01: Motel Structure

Block 158, Lot 14.01 (708 US Route 206) is an 8.31 acre commercial property located along US Route 206. The property is developed with a 6,116 square foot Holiday Motel with approximately 14 rooms. Much of the property is forested and undeveloped to the rear of the motel. The site is located in the Highway Commercial (HC) Zone, allowing various types of commercial uses. Single family residential uses are permitted subject to the R-1 Residential Zone District standards.

Block 161, Lot 6



Lot 6: Vacant Commercial Structure

Block 161, Lot 6 (710 US Route 206) is a 1.43 acre commercial property located along US Route 206. The property is largely undeveloped with a dilapidated vacant commercial structure, possibly a former farmstand along the frontage of US Route 206. The site is located in the Commercial/ Industrial (C/I) Zone District, which permits various types of commercial and industrial uses.

Block 161, Lot 5.02

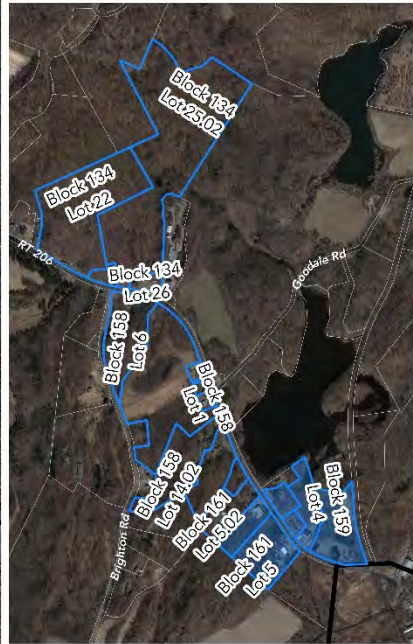


Lot 5.02: Gravel Access Drive/Gate

Block 161, Lot 5.02 (714 US Route 206) is a 5.538 acre commercial/industrial property located along US Route 206. The property is used for outdoor storage of large trucks and heavy equipment. Tax records do not indicate any permanent structures; however a quanset hut type structure can be seen from the road. The site is located in the Commercial/ Industrial (C/I) Zone District, which permits various types of commercial and industrial uses.



Block 159, Lots 1.03, 2, 4, and 7
Block 161, Lots 5.01



Block 161, Lot 5.01



Lot 5.01: Commercial Structure

Block 161, Lot 5.01 (720 US Route 206) is a 4.462 acre commercial/industrial property located along US Route 206. The property is currently developed as an autobody repair shop. The site is located in the Commercial/ Industrial (C/I) Zone District, which permits various types of commercial and industrial uses.

Block 161, Lot 5



Lot 5: Commercial Structure

Block 161, Lot 5 (726 US Route 206) is a 9.388 acre commercial/industrial property located along US Route 206. The property is currently developed as an auto and truck repair shop with a towing service. The site is located in the Commercial/ Industrial (C/I) Zone District, which permits various types of commercial and industrial uses.

Block 159, Lot 1.03



Lot 1.03: Commercial Structure

Block 159, Lot 1.03 (717 and 719 US Route 206) is a 2.251 acre commercial/residential property located along US Route 206. The property is developed with multiple structures including a commercial office and garage for an HVAC company. The site is located in the Highway Commercial (HC) Zone District, allowing various types of commercial uses.

Block 159, Lot 7



Lot 7: Commercial Structure

Block 159, Lot 7 (723 US Route 206) is a 1.19 acre industrial property located along US Route 206. The site is developed with an industrial block building that is occupied with a window cleaning company. The site is located in the Highway Commercial (HC) zone, allowing various types of commercial uses.

Block 159, Lot 2



Lot 2: Commercial Structure

Block 159, Lot 2 (727 US Route 206) is a 5.44 acre commercial property located along US Route 206. The property is currently developed as a school bus depot with one commercial structure and storage lot/ repair shop for school buses. The site is located in the Commercial/ Industrial (C/I) Zone District, which permits various types of commercial and industrial uses.

Block 159, Lot 4



Lot 4: Farm Structure

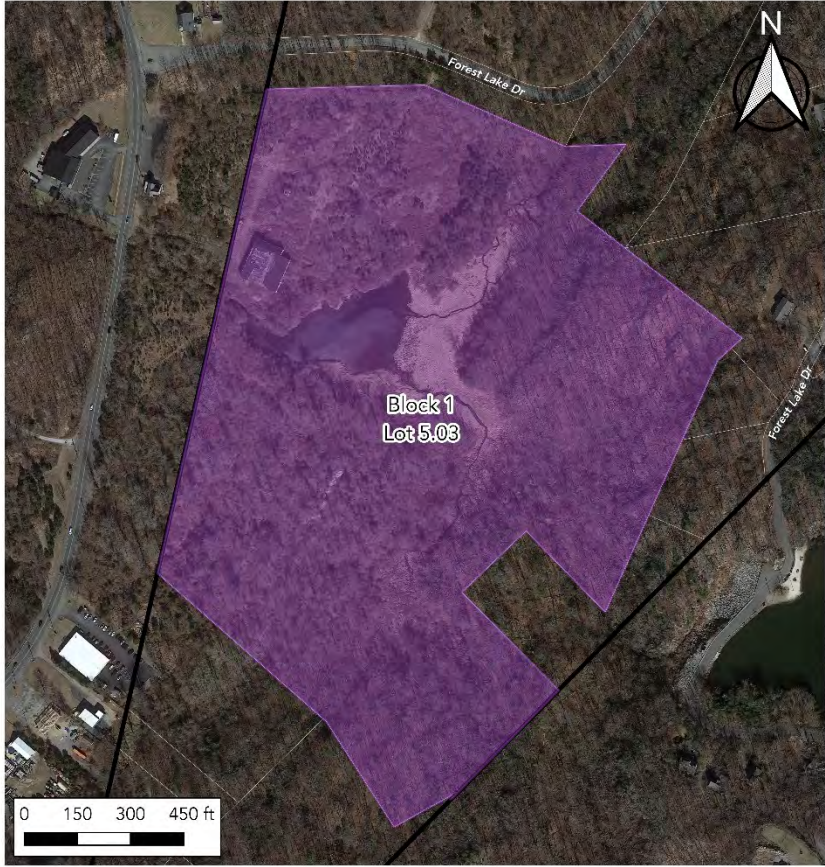


Lot 4: Residential Structure

Block 159, Lot 4 (733 US Route 206) is an 8.53 acre farm assessed property located along US Route 206. The property is developed with several structures including greenhouses and a single-family residence. There appears to be a large amount of outdoor storage of vehicles and equipment on the property. The site is located in the Commercial/ Industrial (C/I) Zone District, which permits various types of commercial and industrial uses.

Study Area 3





**Study Area 3
Block 1, Lot 5.03**



**J Caldwell
& Associates, LLC**
Community Planning Consultants

Block 1, Lot 5.03



Lot 5.03: Commercial Structure

Block 1, Lot 5.03 is a 47.34 acre former commercial property with access from US Route 206 via adjacent lot frontage in Andover Borough. The property is developed with a vacant commercial/industrial building. The structure is dilapidated. The site is located in the Planned Commercial Development (PCD) Zone District.

3.3 ZONING STUDY OF THE AREA

The Township's most recent Master Plan was adopted in 1992. Since then Master Plan Reexamination Reports have been adopted in 1994, 2000, 2005, 2007 and 2011. The 2011 Zoning Map identifies the zoning for the Study Area as Highway Commercial (18 parcels), Commercial Industrial (8 parcels), Business Airport (7 parcels) and Mount Laurel (6 parcels). Three (3) parcels are in the R-2 Residential District. One (1) parcel is in the Planned Commercial Development Zone. The number of parcels in each subarea by district are shown in the table below.

Study Area 1 Zoning Districts	# of Parcels
Business/Airport (B/A)	7
Commercial Industrial (C/I)	2
Highway Commercial (HC)	7
Mount Laurel (ML)	6
R-2 Residential (R-2)	1
Total	23
Study Area 2 Zoning Districts	# of Parcels
Commercial Industrial (C/I)	6
Highway Commercial (HC)	11
Single-Family Residential (R-2 Acres)	2
Total	19
Study Area 3 Zoning Districts	# of Parcels
Planned Commercial Development (PCD)	1

A. Business/Airport (B/A) Zone District

The Business/Airport Zone District is located along US Route 206 at its intersection with Stuckles Pond Road. The intent of the district is to provide for smaller commercial uses surrounding the former Newton Airport. The Zone permits retail, professional and business offices, business services, banks and farming uses. Residential uses are not permitted.

B. R-2.0 (2 Acre) Single Family Residential Zone District

The R-2.0 (2 Acre) Single Family Residential District is the predominant residential district surrounding US Route 206 and the Study Area. This is a single-family detached classification, which includes a minimum net-adjusted lot area requirement of 87,120 square feet (2 acres). This land regulation approach is often called "constraints zoning" or "critical areas" zoning and represents a significant departure from the Township's earlier policies toward single-family development. This zoning carefully considers the environmental factors which limits potential development.

C. Highway Commercial (HC) Zone District

The intent of the Highway Commercial Zone is to promote commercial development along US Route 206. The permitted uses in the Zone include retail, business and professional offices, banks, service uses, wholesale, warehouses, and storehouses and single-family detached housing in accordance with the R-1 Single Family Zone District Standards.

D. Mount Laurel (ML) Zone District

The Mount Laurel Zone District is an affordable housing district with an intent to provide a realistic opportunity for the construction of a variety of housing types and income levels in the Township, particularly low- and moderate-income housing by providing specific land use regulations addressing those needs. The ML Zone District permits commercial uses permitted in the HC Zone, mixed-use development, and residential uses with a density of six (6) units per acre.

E. Commercial/Industrial Zone District

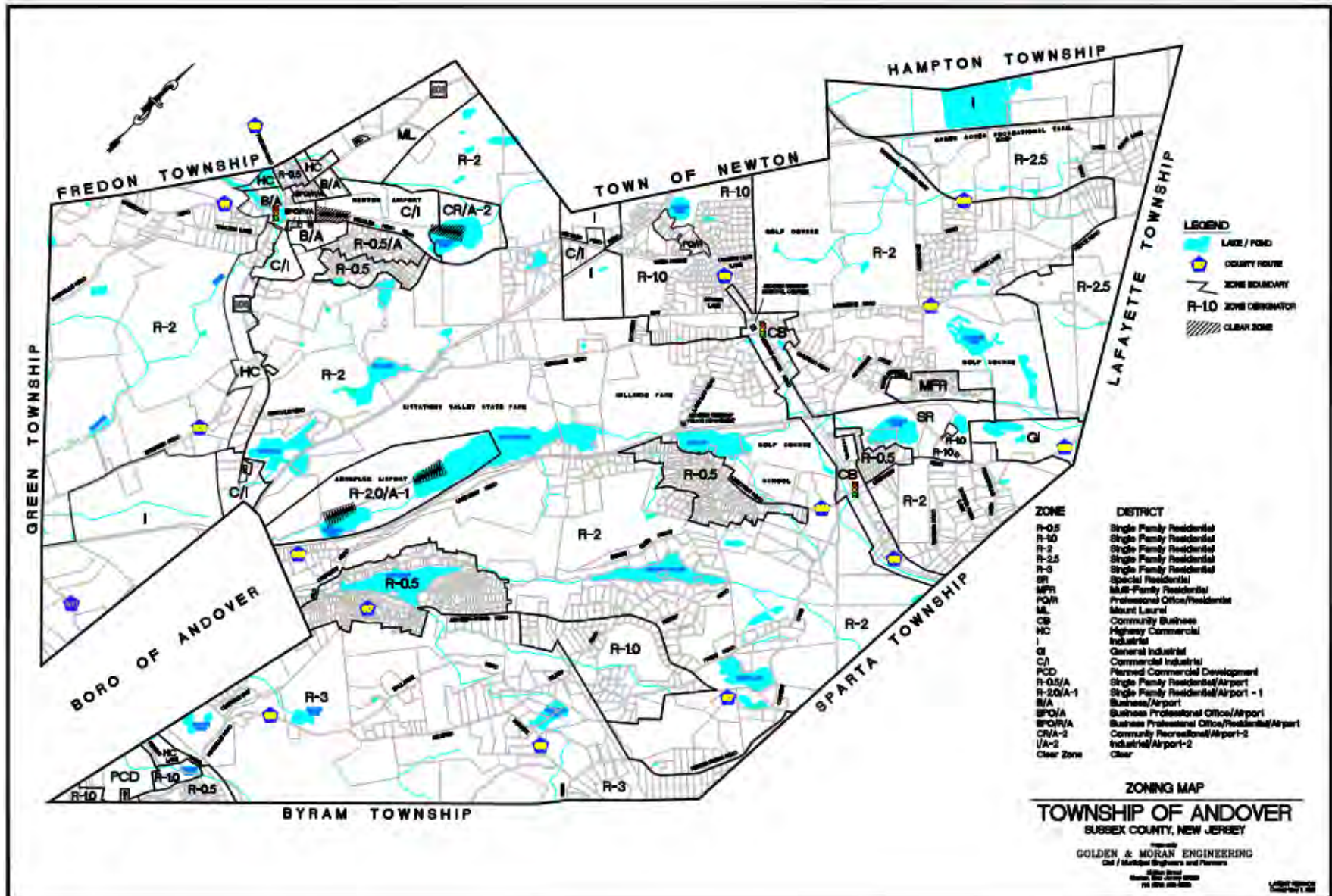
The 2011 Master Plan Reexamination Report recommended the addition of the Commercial/Industrial Zone along US Route 206 and Stickles Pond Road to add commercial and business uses into the Industrial Zone District. The previously permitted industrial uses remained as permitted uses.

Principal permitted uses are as follows: 1. Administrative and corporate offices 2. Agriculture, farm, and horticulture (§ 190-42) 3. Construction business office and construction equipment and material storage 4. Greenhouses and nurseries 5. Light manufacturing, fabricating and assembly plants 6. Printing and publishing establishments 7. Wholesale establishments, warehouses, and storehouses.

F. PCD-Planned Commercial Development Zone District

The Planned Commercial Development District applies to several lots along US Route 206 south of Andover Borough and north of Byram Township. The zone considers large planned commercial developments on properties of 25 acres or greater, including hotels and motels, Highway Commercial uses and variety of retail, restaurant and service uses as follows:

- Hotels and motels are permitted as part of a planned commercial development;
- Gift shops, newspaper stands, and cigar stores;
- Barbershops and beauty parlors;
- Swimming pools, saunas, gymnasiums, and health clubs;
- Permitted Use in HC Zone District; and
- Retail and service activities, banks and financial institutions, restaurants and theaters.



3.4 RELATIONSHIP TO MASTER PLAN

Saint Paul's Abbey

The 2011 Master Reexamination Report discusses converting St. Paul's Abbey into affordable housing. The Township commissioned two separate studies concerning the former monastery building and the feasibility of constructing new residential buildings for affordable housing. The Sewer and Water Facility Assessment for Proposed Affordable Housing at St. Paul's Abbey Tax Lot 34, Block 153 Andover Township, Sussex County, New Jersey, dated May 2009, and prepared by Harold E. Pellow & Associates, Inc., discussed the feasibility of upgrading the existing potable water and sanitary sewer infrastructure. Phase I Environmental Site Assessment / Preliminary Assessment for St. Paul's Abbey Property – Portion of Lot 35, Block 153, 350 US Route 206, Township of Andover, Sussex County, New Jersey, prepared by Ecol Sciences, Inc., and dated January 31, 2010, discussed environmental conditions pertaining to the redevelopment of the St. Paul's Abbey property.

Over the last decade, the Township of Andover has explored redevelopment strategies promoted in the State Development and Redevelopment Plan (SDRP). However, due to costs in developing utilities along with an economic downturn, very little new development or redevelopment occurred in this area.

Such a significant planning effort cannot be accomplished by one property owner or the individual actions of limited groups of property owners within the Study Area. The general lack of development and investment in the area points to the need for a comprehensive coordinated approach undertaken pursuant to Redevelopment Law. Designation as an Area in Need of Redevelopment provides for several benefits and incentives to promote development and redevelopment in a coordinated and planned manner to implement the Township Master Plan, support millions of dollars in infrastructure investment in the Study Area and promoting the use of the land more effectively. This would contribute to the general welfare of both the Township and the Sussex County region.

Land Use Goals

The following Land Use Goals from the Master Plan support the undertaking of this Redevelopment Area Study:

- To exercise stewardship over the lands and waters of Andover Township to ensure that these resources are available for the sustenance and enjoyment of present and future generations.
- To protect and maintain the prevailing rural character and unique sense of place of the Township, which includes diverse residential neighborhoods, attractive non-residential uses, scenic landscapes that result from the natural topography, agricultural lands, woodlands, and watercourses.

- To establish development densities and intensities at levels that do not exceed the carrying capacity of the natural environment and available infrastructure, both existing and planned.
- To promote cooperation with neighboring municipalities in the region to advance consistent development and open space goals, policies and plans.
- To promote the goals and objectives of Andover Township through the incorporation of local policies and strategies that respond to the basic premises, intent, and purposes of the State Development and Redevelopment Plan and the Sussex County Strategic Growth Plan.
- To provide a future land use pattern that serves the needs of the community for housing, community services, and a safe and healthful environment.
- To continue and expand upon land-use policies that promote controlled development at suitable locations by discouraging the extension of growth-inducing infrastructure into rural areas and exploring the possibility for a “hamlet” center.
- To provide for a reasonable balance among various land uses that respects and reflects the interaction and synergy of community life.
- To offer flexibility in developing techniques that recognize new approaches and technologies which are responsive to evolving demographic, economic and environmental needs.

Community Design Goals

The following Community Design Goals from the Master Plan support the undertaking of this Redevelopment Area Study:

- To develop standards to ensure good visual quality and design for all land use categories.
- To ensure that new development is visually and functionally compatible with the physical characteristics of the Township.
- To provide for a proactive approach to physical design and community planning so that adjacent land uses function compatibly and harmoniously in terms of scale and location.
- To improve the visual and physical appearance of developed areas while protecting residential neighborhoods from encroachment by incompatible uses.
- To establish land-use policies and design standards that will enhance views along existing commercial corridors.
- To retain to the greatest extent practicable attractive vistas from public rights-of-way, including views of hills, valleys, ridgelines, woodlands, farmlands, hedgerows, stream corridors, flood plains, and other natural areas.

Housing

The following Housing Goals from the Master Plan support the undertaking of this Redevelopment Area Study:

- To provide for a variety of housing types that respond to the needs of households of varying size, age, and income, persons with disabilities and emerging demographic characteristics.
- To promote and support the development and redevelopment of affordable housing intended to address the Township's fair share obligation.
- To provide a range of housing opportunities within the Township, with densities and lot sizes that respond to the capabilities and limitations of natural systems and available infrastructure.

Agriculture

The following Agriculture Goals from the Master Plan support the undertaking of this Redevelopment Area Study:

- To encourage the preservation of agriculture through proactive planning where there are suitable conditions for the continued operation and maintenance of agricultural uses.
- To preserve a large contiguous land base to assure that agriculture remains a viable, permanent land use.
- To promote agricultural preservation activities and other open space preservation activities in the Township.
- To provide financial incentives, financing mechanisms and enhanced opportunities for agricultural businesses that assist in maintaining agriculture as a viable economic activity.
- To encourage compatibility between agricultural operations and neighboring nonagricultural development through the right-to-farm ordinance.

3.5 CODE VIOLATIONS, PROPERTY MAINTENANCE ISSUES AND POLICE REPORTS

Zoning violations and property maintenance violations were reviewed for properties within the Study Area for 2018 and prior. For a large area, violations were minimal. In general, the Township's zoning department works with property owners to achieve compliance rather than issuing violations. As a result, violations in the Study Area are minimal; however, several properties as noted do have outdoor storage, dilapidated structures and various property maintenance issues.

3.6 REVIEW OF PROPERTY VALUES AND ASSESSMENT RATIOS

Block	Lot	Land	Improvements	Total	Assessment Ratio
134	16.02	\$306,600	\$56,900	\$363,500	0.185:1
134	17.02	\$287,500	\$537,500	\$825,000	1.86:1
134	17.06	\$169,000	\$53,000	\$222,000	0.31:1
134	17.08	\$300,000	\$306,200	\$606,200	1.01:1
134	17.12	\$174,000	\$51,700	\$225,700	0.297:1
134	25.01	\$82,700	\$26,400	\$109,100	0.319:1
134	22	\$90,000	\$265,200	\$355,200	2.94:1
134	25.02	\$153,600	\$0	\$153,600	0:1
134	26	\$83,100	\$131,600	\$214,700	1.58:1
134	33	\$425,000	\$665,600	\$1,090,600	1.56:1
151	2	\$132,000	\$64,700	\$196,700	0.49:1
151	3	\$105,000	\$51,000	\$156,000	0.49:1
151	16	\$316,400	\$294,000	\$610,000	0.929:1
151	18	\$86,700	\$62,500	\$149,200	0.720:1
151	19	\$343,900	\$0	\$343,900	0:1
151	20	\$203,600	\$0	\$203,600	0:1
151	21	\$345,000	\$472,300	\$817,300	1.36:1
151	22	\$345,000	\$472,300	\$817,300	1.36:1
151	22.02	\$340,100	\$15,504,600	\$1,844,700	4.42:1
153	21	\$308,800	\$14,500	\$323,300	0.046:1
153	25	\$83,300	\$228,500	\$311,800	2.74:1
153	26	\$143,000	\$167,500	\$310,500	1.17:1
153	27	\$342,900	\$97,000	\$439,900	0.282:1
153	32	\$88,700	\$224,700	\$313,400	2.53:1
153	35	\$500	\$0	\$500	0:1
154	47	\$202,000	\$477,400	\$679,400	2.36:1
155	5.01	\$217,500	\$174,400	\$391,900	0.801:1
159	1.03	\$229,700	\$45,700	\$275,400	0.198:1
159	4	\$2,700	\$0	\$2,700	0:1
159	2	\$167,300	\$312,200	\$479,500	1.86:1
159	7	\$112,900	\$148,800	\$261,700	1.3:1
161	6	\$14,300	\$1,900	\$16,200	0.13:1
161	5.01	\$162,300	\$547,500	\$709,800	3.37:1
161	5	\$187,000	\$279,000	\$466,000	1.49:1
161	5.02	\$143,400	\$5,000	\$148,400	0.034:1
158	1	\$276,000	\$77,600	\$353,600	0.28:1
158	2	\$207,000	\$55,700	\$262,700	0.26:1
158	3	\$79,400	\$129,400	\$208,800	1.62:1
158	10	\$7,500	\$0	\$7,500	0:1
158	6	\$537,800	\$500	\$538,300	0.0009:1
158	14.01	\$336,600	\$281,800	\$618,400	0.837:1
158	14.02	\$117,300	\$133,300	\$250,600	1.13:1
1	5.03	\$80,100	\$127,100	\$207,200	1.586:1

In order to determine the economic productivity of properties within the Study Area, tax assessment data was analyzed to determine the ratio of the improvement value to the land value of each parcel in the Study Area. This ratio can help identify properties that are underutilized. The table contains the information taken from the Township's tax records which include building descriptions, land values, property improvement cost and the values of the properties.

An improvement to land value ratio of 1:1 or less suggests that the land is not currently supporting a reasonable value of improvements, and, as such, is underutilized. An improvement value of less than 2:1 also can identify parcels that are underbuilt for the area, particularly in a central business district. Properties with improvements values that are more than twice the land value generate healthy economic productivity. Properties where the land is worth more than the improvements often indicate that the improvements are old, obsolete and deteriorated so that they depreciate, rather than appreciate, in value as would be the case with economically productive properties.

Properties highlighted in yellow are properties with an improvement to land value ratio of less than 1:1 indicating underutilization of those twenty-four (24) properties. Of those, twenty (20) properties have less than a 0.5:1 improvement value to land value ratio and are shown in bold. Thirteen (13) properties highlighted in orange have an improvement value to land value ratio between 1:1 and 2:1, indicating a higher economic utilization. Six (6) properties above are shown in white and represent properties with an improvement value to land value ratio of 2:1 or greater, representing a healthy economic utilization of the property.

4. REDEVELOPMENT CRITERIA ANALYSIS

An analysis of the Study Area's existing land use, site layout, and physical characteristics were conducted using tax records, a physical inspection of the area, a review of aerial photographs, Master Plan studies and maps, and other municipal records. A complete listing of criterion met per tax lot is listed in the appendix. Several field visits were conducted of the Study Area, with the most recent being March 6 and 21, 2021. The following summarizes those findings that the Study Area meets the following criteria from N.J.S.A 40A:12A-5 to be deemed as an Area in Need of Redevelopment:

The criterion "a": Deterioration (N.J.S.A. 40A:12A-5.a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

Criterion "b": Abandonment (N.J.S.A. 40A:12A-5.b) The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.

Criterion "c": Public and Vacant Land (N.J.S.A. 40A:12A-5.c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to be developed through the instrumentality of private capital.

Criterion "d": Obsolete Layout and Design (N.J.S.A. 40A:12A-5.d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors are detrimental to the safety, health, morals or welfare of the community.

Criterion "e": Underutilization (N.J.S.A. 40A:12A-5.e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety, and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals or welfare of the surrounding area or the community in general.

Criterion “h”: Smart Growth Consistency (N.J.S.A. 40A:12A-5.h) The designation of the delineated area is consistent with smart growth planning principals adopted pursuant to law or regulation.

This can be applied to the entire Study Area as a whole. It states, “ The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. Smart growth is defined as a planning principle that directs new growth to locations where infrastructure and services are available, limits sprawl development, protects the environment, and enhances and rebuilds existing communities. The New Jersey Office for Planning Advocacy identifies the following as smart growth principles:

- Mixed Land Uses;
- Compact, Clustered Community Design;
- Walkable Neighborhoods;
- Distinctive, Attractive Communities Offering a “Sense of Place”;
- Open Space, Farmland and Scenic Resource Preservation;
- Future Development Strengthened and Directed to Existing Communities Using Existing Infrastructure;
- A Variety of Transportation Options;
- Community and Stakeholder Collaboration in Development Decision Making;
- Predictable, Fair and Cost-Effective Development Decisions; and
- A Range of Housing Choices.

Designating the Study Area as an area in need of redevelopment will promote the development of several properties along an existing developed commercial corridor which would further the implementation of smart growth planning principals adopted pursuant to law.

Section 40A:12A-3: The Redevelopment Law definitions are in Section 3 of the Redevelopment Law, which states the following “ a redevelopment area may include lands, buildings or improvements which of themselves are not detrimental to the public, health, safety or welfare, but the inclusion of which is found necessary with or without change in their condition, for the effective redevelopment of the area of which they are a part.” The entirety of the area is needed for the effective redevelopment of the delineated area.

The properties included for Section 3 are shown in clusters in the Study and are important to the development of the Area to provide the potential for larger contiguous areas for redevelopment.

Qualifying Redevelopment Criteria by Parcel

Block	Lot	Owner	Area (acres)	"a"	"b"	"c"	"d"	"e"	"h"	"3"	# Met
1	5.03	ANDOVER 206 REALTY, LLC	47.34	x	x		x		x	x	5
134	16.02	GOLDEN, DANIEL E C/O SAFELITE GLASS	2.31					x	x	x	2
134	17.02	HARMONY LODGE TRUSTEES	1.53						x	x	2
134	17.06	515 ROUTE 206 ANDOVER NJ, LLC	1.09	x	x		x	x	x	x	6
134	17.08	BIG A PROPERTY HOLDING-104 PARK AVE	1.13						x	x	2
134	17.12	WORTH, ROBERT C	2.85					x	x	x	3
134	22	DICKMAN, STEVEN & SCOTT	25.6				x		x	x	3
134	25.01	MESHEFSKY, STEPHEN J	1.37	x			x	x	x	x	5
134	25.02	KREYE, SIEGFRIED & MARY ELLEN	50.26			x		x	x	x	4
134	26	PETER, RICHARD K JR ET AL	1.47						x	x	2
134	33	ST PAULS ABBEY	67.0	x	x				x	x	4
151	2	DECARLO, KIM	0.461					x	x	x	3
151	3	TERWILLIGER, ROGER & ADONA	0.35				x	x	x	x	4
151	16	BK REALTY HOLDING, LLC	4.28	x	x		x		x	x	6
151	18	LAYTON, KATHERINE	2.22	x					x	x	4
151	19	JUMP, RICHARD	8.88	x	x		x	x	x	x	6
151	20	290 STICKLES POND ROAD LLC	4.88			x		x	x	x	4
151	21	PUBLIC SERVICE ELECTRIC & GAS CO	86.84	x	x		x	x	x	x	6
151	22	ST PAULS ABBEY	331.81	x			x		x	x	5
153	21	ASAMA PROPERTIES, LLC	2.75	x	x		x	x	x	x	6
151	22.02	ST PAULS ABBEY	9.01	x	x		x				4
153	25	DEPERALTA, ALEX G	2.48						x	x	2
153	26	SMITH, HENRIETTA C TST ET AL	16.46						x	x	2
153	27	SMITH, HENRIETTA C TST ET AL	9.57				x	x	x	x	4
153	32	TASCH, ALICIA A & JANET F	3.75						x	x	2
153	35	ST PAULS ABBEY	21.01	x	x		x	x	x	x	6
154	47	ALEX & CHRIS REALTY, LLC	1.40				x		x	x	3
155	5.01	TSITSIRAGOS, MARIA	4.50	x	x		x		x	x	5
158	1	698 ROUTE 206 SOUTH LLC	0.92				x	x	x	x	4
158	2	ACQUAVELLA, MICHAEL	0.69				x	x	x	x	4
158	3	TORNILLO, CHRISTOPHER J	0.50						x	x	2
158	6	COBA, INC % TD BANK NA	10.51			x		x	x	x	4
158	10	TORNILLO, CHRISTOPHER J & JAMES C	26.71			x		x	x	x	4
158	14.01	HARI-OM, LLC	8.31						x	x	2
158	14.02	RYDER, KATHY	12.05						x	x	2
159	1.03	PDP DEVELOPMENT C/O PAT NUGENT	2.25				x	x	x	x	4
159	2	FRANK & DAUGHTERS C/O D.BOFFA	5.44				x		x	x	3
159	4	GEISELHART, ERWIN & MARTHA	8.53	x			x	x	x	x	5
159	7	CHESSIE ASSOCIATES, LLC	1.19						x	x	2
161	5	HEFTER ANDOVER REALTY	9.4						x	x	2
161	5.01	LEIFKEN ANDOVER REALTY, LLC	4.46						x	x	2
161	5.02	FISCHER & SON SAWMILLS	5.54				x	x	x	x	4
161	6	WOLOSKY, JESSE	1.43	x	x			x	x	x	5

5. CONCLUSION

The investigation finds that the Study Area as delineated herein meets the statutory criteria to qualify as an Area in Need of Redevelopment as noted and recommends that the Study Area as noted be designated by the Township Council as an Area in Need of Redevelopment pursuant to N.J.S.A. 40: A-12A-1 et seq.

6. APPENDIX A: LIST OF PARCELS

	Block	Lot	Address	Owner	Building Description	Zone	Acres	Study Area	# of Parcels	Acres
STUDY AREA 1	134	162	483 RT 206	GOLDEN, DANIEL E C/O SAFELITE GLASS		BA	2.31	1	23	586.56
	134	172	519 RT 206	HARMONY LODGE TRUSTEES	1SB	HC	1.53	2	19	178.10
	134	176	515 RT 206	515 ROUTE 206 ANDOVER NJ, LLC	1SS-C	HC	1.09	3	1	47.34
	134	178	521,523 TO 531 RT 206 S	BIG A PROPERTY HOLDING-104 PARK AVE	1SB-A	HC	1.13	TOTAL	43	812.00
	134	172	505 RT 206 N	WORTH, ROBERT C	1.5 FR	HC	2.85			
	134	33	STICKLES POND RD	ST PAULS ABBEY	WOOD LOT	R-2	67.00			
	151	2	473 RT 206	DECARLO, KIM	2SF-0,2AG	BA	0.46			
	151	3	471 RT 206	TERWILLIGER, ROGER & ADONA	1SF-0	BA	0.35			
	151	16	453 & 451 RT 206	ONEWAY FOCUSED HOLDINGS, LLC	1SF-A	BA	4.28			
	151	18	314 STICKLES POND RD	LAYTON, KATHERINE	2SF-0	BA	2.22			
	151	19	310 STICKLES POND RD	JUMP, RICHARD	1SF-A	BA	8.88			
	151	20	290 STICKLES POND RD	290 STICKLES POND ROAD, LLC		B P R A	4.88			
	151	21	248 STICKLES POND RD	PUBLIC SERVICE ELECTRIC & GAS CO		C- I	86.84			
	151	22	RT 206	ST PAULS ABBEY	WOOD LOT	M L	331.81			
	151	22	293 RT 206	ST PAULS ABBEY, INC		M L	9.01			
153	21	454 RT 206 SO	ASAMA PROPERTIES, LLC	1SS-A	H C	2.75				

1 5 3	25	420 RT 206 SO	DEPERALTA, ALEX G	2.5SF- 0,1UG	H C	2.48
	26	412 RT 206 SO	SMITH, HENRIETTA C TST ET AL	1SF- R,2AG	M L	16.4 6
	27	408 RT 206	SMITH, HENRIETTA C TST ET AL	1SF-A	M L	9.57
	32	380 RT 206	TASCH, ALICIA A & JANET F	2SF-0,2AG	M L	3.75
	35	RT 206	ST PAULS ABBEY	WOOD LOT	M L	21.0 1
	47	468, 468A, 470 RT 206 SO	ALEX & CHRIS REALTY, LLC	1SCB-A	R0 .5	1.40
	5. 01	474-476 RT 206 SO	TSITSIRAGOS, MARIA	1SS-A	R- 2	4.50
1 5 9 1 6 1 1 5 8 1 6 1 1 3 4 1 3 4 1 5 8	4	733 RT 206	GEISELHART, ERWIN & MARTHA		C- I	8.53
	2	727 RT 206	FRANK & DAUGHTERS C/O D.BOFFA	1SCB-A	C- I	5.45
	7	723 RT 206	ANDOVER REALTY ASSOCIATES, LLC		H C	1.19
	1. 03	719 & 717 RT 206	JK SERVICE DEVELOPMENT, LLC	2SF-C	H C	2.25
	5	726 RT 206	HEFTER ANDOVER REALTY	1SMA	C- I	9.39
	6	710 RT 206	WOLOSKY, JESSE		H C	1.43
	14 .0 1	708 RT 206	HARI-OM, LLC	1SS-A	H C	8.31
	5. 02	714 RT 206	FISCHER & SON SAWMILLS		C- I	5.54
	22	641 RT 206 S	DICKMAN, STEVEN & SCOTT	WOOD LOT	R- 2	25.6
	26	667 RT 206	PETER, RICHARD K JR ET AL	1SF	H C	1.47
	25 .0 1	661 RT 206 S	MESHEFSKY, STEPHEN J	2.5SS- 0,1UG	H C	1.37
	25 .0 2	665 RT 206	KREYE, SIEGFRIED & MARY ELLEN	1SF-0	R- 2	50.2 6
	6	662 RT 206 SO	COBA, INC %TD BANK NA	2SF-A	H C	10.5 1

1 5 8	10	RT 206	TORNILLO, CHRISTOPHER J & JAMES C		H C	26.7 1	
	2	692 RT 206 SO	ACQUAVELLA, MICHAEL	1SF-0,1AG	H C	0.69	
	1	698 RT 206 SO	698 ROUTE 206 SOUTH, LLC	1SF-0	H C	0.92	
	3	690 RT 206 SO	TORNILLO, CHRISTOPHER J	1SF- R,1AG	H C	0.5	
	5. 01	720 RT 206 SO	LEIFKEN ANDOVER REALTY, LLC		C- I	4.46	
	14 .0 2	706 RT 206 SO	RYDER, KATHY	1SS-F,1AG	H C	12.0 5	
STUDY AREA 3	1	5. 03	OFF RT 206	ANDOVER 206 REALTY, LLC		P C D	47.3 4

7. APPENDIX B: ZONING TABLES

ZONING

190 Attachment 2

**Table 1, Uses Permitted in Residential Zones
Township of Andover, Sussex County, New Jersey
[Amended 5-11-2009 by Ord. No. 2009-15; 7-13-2009 by Ord. No. 2009-26]**

Uses	R-.5	R-1	R-2	R-2.5	R-3	SR	MFR	PRC ³	ML ⁴
Principal Permitted Uses									
Agriculture, farm or horticulture uses (§ 190-42)	P	P	P	P	P	P	P	P	P
Community shelters for victims of domestic violence	P	P	P	P	P	P	P	P	P
Community shelters for the developmentally disabled	P	P	P	P	P	P	P	P	P
Family day-care centers	P	P	P	P	P	P	P	P	
Garden apartments (§ 190-41)							P		P
Golf courses (§ 190-43)	P	P	P	P	P			P	
Lot averaged development option (§ 190-35)			P	P	P				
Nursing homes (§ 190-37)						P			
Public parks, playgrounds, conservation areas and municipal facilities	P	P	P	P	P	P	P	P	P
Single-family detached dwellings	P	P	P	P	P	P ¹	P		P
Accessory Uses									
Fences (Art. XII)	A	A	A	A	A	A	A	A	A
Home occupations (§ 190-45)	A	A	A	A	A		A	A	A
Off-street parking garages								A	A
Private garages and carports	A	A	A	A	A	A	A	A	A
Private housing of equine animals (§ 190-36)		A	A	A	A				A
Private recreational facilities for project residents						A	A	A	A
Private residential swimming pools	A	A	A	A	A				
Professional home offices ²	A	A	A	A	A		A	A	A
Roadside stands	A	A	A	A	A				
Signs (Art. XI)	A	A	A	A	A	A	A	A	A
Uses customarily incidental to principal use	A	A	A	A	A	A	A	A	A
Conditional Uses									
Animal hospitals and kennels (§ 190-49)	C	C	C	C	C				
Country clubs, swim clubs and outdoor recreational facilities (§ 190-50)	C	C	C	C	C				
Essential services (§ 190-46)	C	C	C	C	C	C	C	C	C
Places of worship and religious institutions (§ 190-48)	C	C	C	C	C	C	C	C	C
Riding academies and stables (§ 190-53)	C	C	C	C	C				
Public and private schools (§ 190-47)	C	C	C	C	C			C	C

KEY:

- P - Principal permitted use
- A - Accessory use
- C - Conditional use

NOTES:

- ¹ As regulated in the R-2 Zone District.
- ² Permitted as long as not more than 25% of the gross floor area is so utilized, appropriate parking is provided, and there is not more than one employee.
- ³ As regulated in § 190-40.
- ⁴ As regulated in § 190-38.

ZONING

190 Attachment 3

**Table 2, Uses Permitted in Nonresidential Zones
Township of Andover, Sussex County, New Jersey
[Amended 5-28-2003 by Ord. No. 2003-9; 4-26-2010 by Ord. No. 2010-05;
4-25-2011 by Ord. No. 2011-01]**

Uses	CB	HC	I	PCD ¹	GI	C/I
Principal Permitted Uses						
Administrative and corporate offices		P				P
Agriculture, farm and horticulture (§ 190-42)	P	P	P		P	P
Banks and fiduciary institutions	P	P		P		
Business offices	P	P		P		
Business services						P
Construction business office and construction equipment and material storage			P		P	P
Fast-food establishments				P		
Medical offices	P	P				
Child-care centers	P	P				P
Public and private schools (§ 190-47)	P	P				
Greenhouses and nurseries	P	P	P		P	P
Golf courses (§ 190-43)	P	P				
Health clubs						P
Hotels and motels		P		P		
Flex space buildings		P				P
Light manufacturing, fabricating and assembly plants			P		P	P
Shopping centers (§ 190-44)		P				
Places of worship and religious institutions (§ 190-48)	P	P				
Printing and publishing establishments			P		P	P
Professional offices	P	P		P		
Research laboratories		P				
Restaurants and banquet facilities, excluding drive-through facilities	P	P		P		
Retail sales	P	P		P		
Service activities	P	P		P		
Single-family detached housing in accordance with the R-1 requirements	P	P				
Sports facilities						P
Studios for the instruction of the arts, dancing, music, language or photography						P
Theaters and bowling alleys and skating rinks				P		
Wholesale establishments, warehouses and storehouses, except those set forth in § 190-54 which are conditional uses		P	P		P	P
Accessory Uses						
Cafeteria and similar services for use by employees			A		A	A
Drive-up windows for bank or financial institutions	A	A		A		
Fences (Art. XII) and walls	A	A	A	A	A	A
Off-street parking	A	A	A	A	A	A
Party areas limited to no more than 50 participants						A
Private garages	A	A	A	A	A	A

ANDOVER CODE

Uses	CB	HC	I	PCD1	GI	C/I
Retail sales limited to 25% of gross floor area or 1,000 square feet, whichever is the lesser of the two						A
Showers and locker rooms						A
Signs (Art. XI)	A	A	A	A	A	A
Uses customarily incidental to principal use	A	A	A	A	A	A
Storage silos, bins and/or hoppers for containment of raw materials for concrete and asphalt product and production facilities subject to the standards set forth in § 190-55.2					A	
Administrative offices located either within the principal building or as a separate building for concrete and asphalt product and production facilities subject to the standards set forth in § 190-55.2					A	
Conditional Uses						
Automobile repair services (§ 190-55)	C	C				
Animal hospitals and kennels (§ 190-49)		C				
Sales of autos, trucks, farm machinery, construction equipment and recreation vehicles (§ 190-51)		C				
Essential services (§ 190-46)	C	C	C	C	C	C
Warehousing, storing and wholesaling of certain materials (§ 190-54)			C		C	C
Gasoline service stations (§ 190-52)	C	C			C	
Concrete and asphalt product and production facilities subject to the standards set forth in § 190-55.2						

KEY:

- P - Principal permitted use
- A - Accessory use
- C - Conditional use

NOTES:

¹As regulated in § 190-39.

ZONING

190 Attachment 4

**Table 3, Uses Permitted in Residential Airport Zones
Township of Andover, Sussex County, New Jersey**

Uses ¹	R-0.5/A	R-2.0/A-1
Principal Permitted Uses		
Airports	P ²	P
Agriculture, farm or horticulture uses (§ 190-42)	P	P
Community residences for the developmentally disabled	P	P
Community shelters for victims or domestic violence	P	P
Golf courses (§ 190-43)	P	P
Lot averaged development option (§ 190-35)		
Single-family residential dwellings in existence on March 20, 1985 ³	P	P
Single-family residential dwellings on minimum three-acre lots ³	P	P
Accessory Uses		
Private garages	A	A
Fences (Art. XII)	A	A
Home occupations (§ 190-45)	A	A
Private residential swimming pools	A	A
Roadside stands	A	A
Signs (Art. XI)	A	A
Uses customarily incidental to principal use	A	A
Conditional Uses		
Animal hospitals and kennels (§ 190-49)	C	C
Essential services (§ 190-46)	C	C
Country clubs, swim clubs and outdoor recreation facilities (§ 190-50)	C	C
Places of worship and religious institutions (§ 190-48)	C	C
Riding academies and stables (§ 190-53)	C	C
Public and private schools (§ 190-47)	C	C

KEY:

P - Principal permitted use

A - Accessory use

C - Conditional use

NOTES:

¹ These uses are subject to the requirements of § 190-34; in addition, no structure is permitted within the clear zone.

² An airport is permitted in this zone district as defined as follows: The existing airport is permitted. However, the following structures, planes, and activities are not permitted: jet aircraft; more than two-engine aircraft; IFR operations and other than site procedures; other than dawn to dusk flying; charter service; aerial sight-seeing tours; flying exhibitions; flight student training; a flight school; flying club facilities; additional facilities for shelter, supply and repair of aircraft; and an additional control tower.

³ And not located within a clear zone.

ZONING

190 Attachment 5

**Table 4, Uses Permitted in Nonresidential Airport Zones
Township of Andover, Sussex County, New Jersey
[Amended 5-28-2003 by Ord. No. 2003-9; 6-22-2009 by Ord. No. 2009-28;
4-25-2011 by Ord. No. 2011-01]**

Uses ¹	B/A	BPO/ R/A	CR/A-1	CR/A-2	I/A-1	I/A-2
Principal Permitted Uses						
Administrative and corporate offices	P	P			P	P
Agriculture, farm or horticulture uses (§ 190-42)			P	P	P	P ²
Airports	P ²	P ²	P	P ²		
Banks and fiduciary institutions	P	P				
Business offices	P	P				P
Business services						P
Child care centers pursuant to N.J.S.A. 40:55D-66.6						P
Commercial recreation			P	P		
Community residences for the developmentally disabled						
Community shelters for victims of domestic violence						
Construction business office and construction equipment and material storage					P	P
Flex space buildings						P
Greenhouses and nurseries					P	P
Health clubs						P
Light manufacturing, fabricating and assembly plants					P	P
Manufacturing of billiard tables	P					
Places of worship and religious institutions (§ 190-48)			P	P		
Printing and publishing establishments	P	P			P	P
Professional offices	P					
Restaurants and banquet facilities, excluding drive-through facilities	P	P				
Retail sales	P	P ⁴				
Service activities	P	P ⁴				
Single-family residential dwellings on minimum three-acre lots ³		P	P	P		
Single-family residential dwellings in existence on March 20, 1985 ³		P	P	P		
Sports facilities						P
Studios for the instruction of the arts, dancing, music, language or photography						P
Wholesale establishments, warehouses and storehouses					P	P
Accessory Uses						
Cafeteria and similar services for use by employees					A	A
Fences (Art. XII)	A	A	A	A	A	A
Off-street parking						A

ANDOVER CODE

Uses ¹	B/A	BPO/ R/A	CR/A-1	CR/A-2	I/A-1	I/A-2
Party areas limited to no more than 50 participants						A
Private garages	A	A			A	A
Private housing of equine animals			A	A		
Retail sales limited to 25% of gross floor area or 1,000 square feet, whichever is the lesser of the two						A
Showers and locker rooms						A
Signs (Art. XI)	A	A	A	A	A	A
Uses customarily incidental to principal use	A	A	A	A	A	A
Conditional Uses						
Automotive repair services (§ 190-55)	C				C	C
Animal hospitals and kennels (§ 190-49)	C					
Essential services (§ 190-46)	C	C	C	C	C	C
Gasoline service stations (§ 190-52)	C					
Places of worship and religious institutions (§ 190-48)		C				
Public and private schools (§ 190-47)	C					
Sales of automobiles, trucks, farm machinery, construction equipment and recreational vehicles (§ 190-51)	C					
Warehousing, storing and wholesaling of certain materials (§ 190-54)	C				C	C

KEY:

- P - Principal permitted use
- A - Accessory use
- C - Conditional use

NOTES:

- ¹ These uses are subject to the requirements of § 190-34; in addition, no structure is permitted within the clear zone.
- ² An airport is permitted in this zone district as defined as follows: The existing airport is permitted. However, the following structures, planes, and activities are not permitted: jet aircraft; more than two-engine aircraft; IFR operations and other than site procedures; other than dawn to dusk flying; charter service; aerial sight-seeing tours; flying exhibitions; flight student training; a flight school; flying club facilities; additional facilities for shelter, supply and repair of aircraft; and an additional control tower.
- ³ And not located within a clear zone.
- ⁴ Applies only to those lots that have direct access to US Highway 206.

ZONING

190 Attachment 6

Table 5, Schedule of General Zoning Regulations for Andover Township (§ 190-34)
[Amended 9-14-2005 by Ord. No. 2005-19; 4-26-2010 by Ord. No. 2010-05; 11-29-2010 by Ord. No. 2010-10;
4-25-2011 by Ord. No. 2011-01]

Zone District	Area (square feet)	Width (feet)	Principal Building			Accessory Building		Gross Density (units per acre)	Maximum Structure Lot Coverage (percent)	Maximum Impervious Surface Coverage (percent)	Minimum Floor Area (feet)	Maximum Height	
			Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)					(stories)	(feet)
R-3.0 (Conv.)	130,700	300	50 - 70 ¹	50	50	20	20	N/A	20%	N/A	2,000	2½	35
R-3.0 (Avgd.)	65,350	200	50 - 70 ¹	30	25	20	15	3	20%	N/A	2,000	2½	35
R-2.5 (Conv.)	109,000	200	50 - 70 ¹	50	50	20	20	N/A	20%	N/A	2,000	2½	35
R-2.5 (Avgd.)	54,500	200	50 - 70 ¹	30	25	20	15	2.5	20%	N/A	2,000	2½	35
R-2.0 (Conv.)	87,000	200	50 - 70 ¹	40	30	20	20	N/A	15%	N/A	1,500	2½	35
R-2.0 (Avgd.)	43,560	200	50 - 70 ¹	30	25	20	15	2	20%	N/A	1,500	2½	35
R-1.0	43,560	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
R-0.5	20,000	120	40	20	15	10	8	N/A	20%	N/A	1,000	2½	35
MFR	5 acres		As indicated in § 190-41										
SR ²	5 acres ³		As indicated in § 190-37										
ML	20 acres		As indicated in § 190-38										
Nonresidential Districts													
CB	20,000	100	40 - 100 ⁴	50	20	20	20	N/A	20%	60%	N/A	2½	35
HC	60,000	200	40 - 100 ⁴	50*	20*	20*	20*	N/A	20%	60%	N/A	2½	35
I	130,000	250	70 - 100 ⁴	50	30	30	30	N/A	25%	60%	N/A	2½	35
PCD	25 acres	500	As indicated in § 190-39										
GI	The standards for lot area, lot width, principal and accessory buildings and structures, and impervious coverage and height shall be the same standards applicable to the principal, accessory, and conditional uses in the I Industrial Zone district, except for the conditional use category of "concrete and asphalt product and production facilities" and the accessory uses applicable to same which shall be regulated by the standards set forth in § 190-55.2 of this chapter.												
C/I	The standards for lot area, lot width, principal and accessory buildings and structures, and impervious coverage and height shall be the same standards applicable to the principal, accessory, and conditional uses in the I-Industrial Zone District.												
Airport Hazard Overlay Zones⁵													
R-0.5/A	20,000	120	50 - 70 ¹	20	15	10	8	N/A	20%	N/A	1,000	2½	35
R-1.0/A-1	43,560	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
R-1.0/A-2	43,560	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35

ANDOVER CODE

Zone District	Area (square feet)	Width (feet)	Principal Building			Accessory Building		Gross Density (units per acre)	Maximum Structure Lot Coverage (percent)	Maximum Impervious Surface Coverage (percent)	Minimum Floor Area (feet)	Maximum Height	
			Front (feet)	Rear (feet)	Each Side (feet)	Rear (feet)	Side (feet)					(stories)	(feet)
Airport Hazard Overlay Zones⁵ (Cont'd)													
R-1.5/A-1	65,000	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
R-1.5/A-2	65,000	200	50 - 70 ¹	30	25	20	15	N/A	20%	N/A	1,250	2½	35
B/A	20,000	100	40 - 100 ⁴	50	20	20	20	N/A	20%	N/A	2,500	2½	35
BPO/R/A	60,000	200	40 - 100 ⁴	50*	20*	20*	20*	N/A	15%	N/A	2,500	2½	35
CR/A-1	15 acres	250	100*	50	30	30	30	N/A	25%	N/A	N/A	2½	35
CR/A-2	15 acres	250	100*	50	30	30	30	N/A	25%	N/A	N/A	2½	35
I/A-1	130,000	250	70 - 100 ⁴	50	30	30	30	N/A	25%	N/A	2,500	2½	35
I/A-2	130,000	250	70 - 100 ⁴	50	30	30	30	N/A	25%	N/A	2,500	2½	35

NOTES:

- ¹ Front yard or building setback footage is determined by road type according to the Master Plan; arterial: 70 feet; primary connector: 60 feet; local secondary and local minor: 50 feet.
- ² Standards are for nursing homes. This zone also permits attached single-family dwellings in accordance with the R-1.0 Zone requirements.
- ³ 3,630 square feet of lot area per bed.
- ⁴ Where parking is provided in front yard, one-hundred-foot building setback required. Without front yard parking, seventy-foot building setback is required for industry and forty-foot for business.
- ⁵ All uses must also meet the requirements set forth in § 190-30.
- * Parking in more than 50% of the required side and rear yards is prohibited.

ZONING

190 Attachment 7

