

Development Review Committee Minutes

Tuesday, February 17, 2026

SCPB	TOWN	BLOCK	LOT	APPLICANT	CNTYRT	MM	BRIDGE	DESCR	ACTION
2026(SCPB)003	Hampton Twp.	3603	22, 23	Newton Dev, LLC				<p>Preliminary Site Plan for Review Redevelopment of existing vacant car dealership into 2 retail spaces and 2 drive thru restaurants. 73 new parking spaces.</p>	Reviewed with Comment
2026(SCPB)002	Sparta Twp.	2001	41	Sparta Main St., LLC				<p>Preliminary Site Plan for Review Removal of existing building. Construction of 10,754 sq. ft. building for daycare center with 54 parking spaces and outdoor play area. EV ready parking spaces. Permeable asphalt & pervious synthetic turf. Highlands Planning Area</p>	Reviewed with Comment
2026(SCPB)005	Andover Twp. Fredon Twp.	153 1001	35 29	Abbey Omega Urban Renewal, LLC				<p>Combined Minor Subdivision & Preliminary Site Plan for Review Subdivision creating 2 new lots on opposite sides for a group home on each lot. Proposed 4 story building with 107 units of age-restricted apartments, including 16 units for affordable housing. Access drive, parking area, sidewalks, pickle ball court, dog park, & stormwater management system.</p> <p>Parcel abuts Muckshaw Nature Conservancy. Property is located in the Abbey Redevelopment Overlay Zone.</p>	Reviewed with Comment

2026(SCPB)006	Hardyston Twp.	17	10.39	Balmoral Development, LLC	517	43-45	J-14	Final Major Subdivision for Approval Balmoral Estates Phase 3. One 78-acre lot to be subdivided into 11 new lots. 10 lots for future development of single-family homes. One lot with wetlands and utility easements to remain undeveloped. Highlands Planning Area.	Approved with Comment
28(CSS)25	Sussex Boro.	101	1 & 3	John & Helen Kuperus	639	1-2	T-1	Combined Minor Subdivision & Preliminary Site Plan for Approval Lot line adjustment transferring 1.292 acres from lot 1 to lot 3. Proposed removal of storage trailers & construction of 5000 sq. ft. warehouse w/ dock and ramp. Two new residential apartments above existing buildings.	Disapproved

The meeting was attended by Planning Board members: C. Formica & J. Sheldon; County Staff: A. Sylvester P.P., M. Sinke, P.E., & C. Degeorgis; and Applicants: Matthew Bersch, P.E., & Benjamin Wine, Esq. for Newton Dev, LLC; Owen Dykstra, P.E., for Sparta Main St., LLC; Owen Dykstra, P.E. & Ryan Windels for Abbey Omega Urban Renewal, LLC; Tom Graham, P.E. for Balmoral Development, LLC; and Allen Campbell, P.E. for John & Helen Kuperus. Kevin Savage and Marian (no last name available) and Wesley (no last name available) were also in attendance.