

# Development Review Committee Agenda

Date: Tuesday, February 17, 2026

Time: 3:00pm

## Zoom Conference Info:

<https://us02web.zoom.us/j/81925322012?pwd=ck8zRlFDQkw1SUZJMUtCNHRmUmU3QT09>

1(646) 558-8656

(833) 548-0276

Meeting ID: 819 2532 2012

Passcode: 176775

| SCPB          | TOWN                        | BLOCK       | LOT       | APPLICANT                      | CNTYRT | MM | BRIDGE | DESCR   | ACTION |
|---------------|-----------------------------|-------------|-----------|--------------------------------|--------|----|--------|---|--------|
| 2026(SCPB)003 | Hampton Twp.                | 3603        | 22,<br>23 | Newton Dev, LLC                |        |    |        | <b>Preliminary Site Plan for Review</b><br>Redevelopment of existing vacant car dealership into 2 retail spaces and 2 drive thru restaurants.<br>73 new parking spaces.   |        |
| 2026(SCPB)002 | Sparta Twp.                 | 2001        | 41        | Sparta Main St., LLC           |        |    |        | <b>Preliminary Site Plan for Review</b><br>Removal of existing building.<br>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.<br>Highlands Planning Area                     |        |
| 2026(SCPB)005 | Andover Twp.<br>Fredon Twp. | 153<br>1001 | 35<br>29  | Abbey Omega Urban Renewal, LLC |        |    |        | <b>Combined Minor Subdivision &amp; Preliminary Site Plan for Review</b><br>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.<br><br>Parcel abuts Muckshaw Nature Conservancy. Property is located in the Abbey Redevelopment Overlay Zone.  |  |
| 2026(SCPB)006 | Hardyston Twp. | 17  | 10.39 | Balmoral Development, LLC | 517 | 43-45 | J-14 | <b>Final Major Subdivision for Approval</b><br>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.<br>Highlands Planning Area.                              |  |
| 28(CSS)25     | Sussex Boro.   | 101 | 1 & 3 | John & Helen Kuperus      | 639 | 1-2   | T-1  | <b>Combined Minor Subdivision &amp; Preliminary Site Plan for Approval</b><br>Lot line adjustment transferring 1.292 acres from lot 1 to lot 3.<br>Proposed removal of storage trailers & construction of 5000 sq. ft. warehouse w/ dock and ramp.<br>Two new residential apartments above existing buildings. |  |