



For Sale




\$1,750,000



Land



75.57 Acres

Andover Township, New Jersey 

PROPOSED: Eco-Hospitality Retreat / Former Camp Clipawaga Redevelopment Site

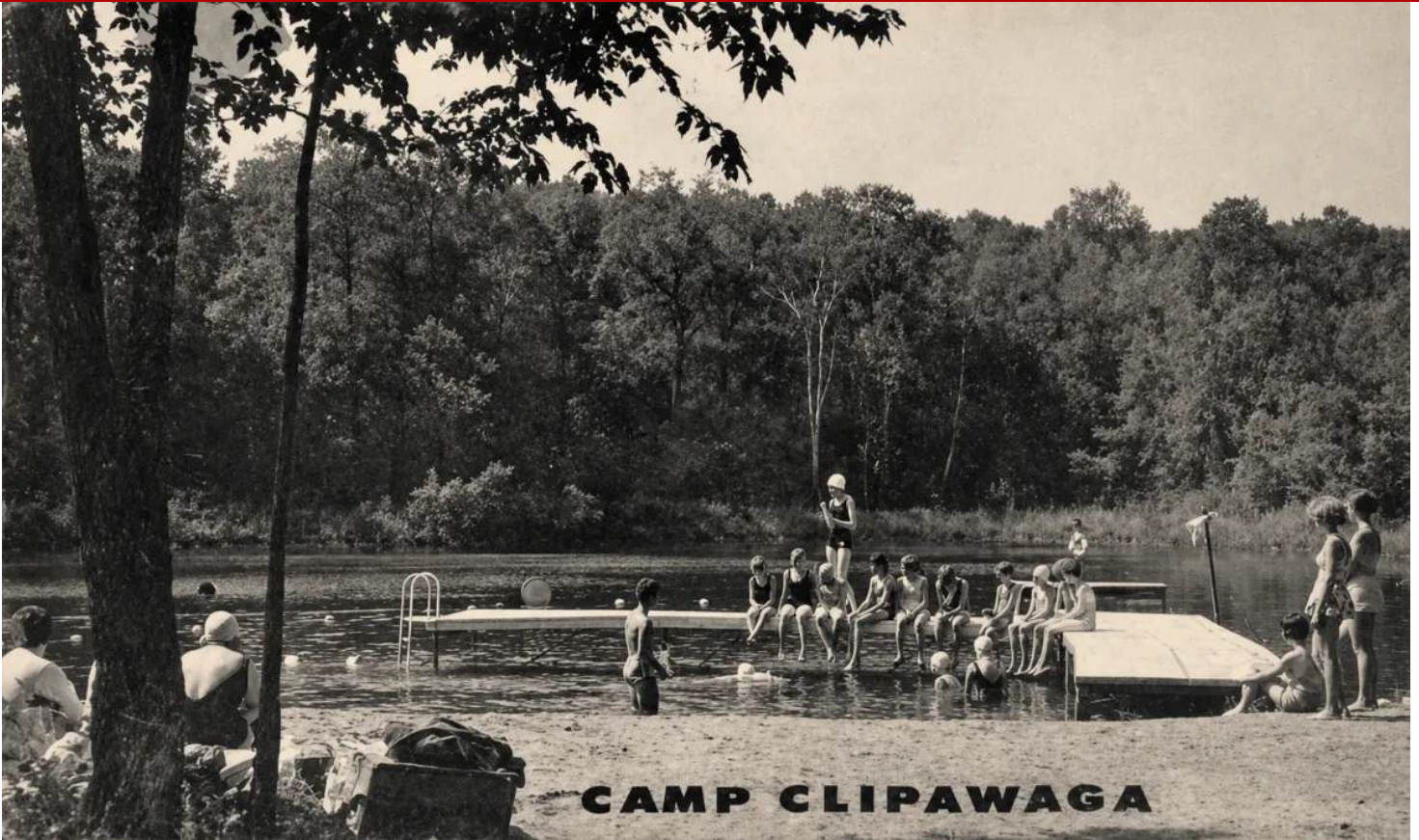
Presented by

Bruce Elia Jr.

Managing Director | Fort Lee
 O: 201.917.5884 x701 | C: 201.315.1223
 operations@ergteam.com
 NJ #0893523



KW Commercial
 2200 Fletcher Ave Suite 500
 Fort Lee, NJ 07024



Property Description

Rare ±75.57-acre former camp redevelopment opportunity along Newton Sparta Road (Sussex County Route 616) in Andover Township, Sussex County, New Jersey — ideally suited for a low-impact glamping, wellness, eco-hospitality, or outdoor recreation retreat concept. It was formerly used as part of **Camp Clipawaga**, a Girl Scout camp established in 1968 and operated until the late 1970s, and still contains remnants of former camp-related structures and infrastructure.

Property Highlights

- ±75.57-acre former camp redevelopment site (Block 103, Lots 2 & 3.02)
- ±1,837 feet of combined frontage along Newton Sparta Road (Sussex County Route 616)
- Former Camp Clipawaga Girl Scout camp (est. 1968); adaptive reuse opportunity
- Split-zoned CB Community Business & R-2 Single Family Residential
- Conceptual program: welcome lodge, amenity pavilion, bathhouse, 8–12 glamping cabins, nature trails
- Conservation-forward setting: Kymer Brook (C-1 stream), wetlands, wooded land, rolling terrain (±720–800 ft elevation)
- Subject of a Non-Condemnation Area in Need of Redevelopment Study dated 2/14/2024

Offering Summary

Sale Price:	\$1,750,000
Lot Size:	75.57 Acres
Zoning:	Community Business Zone and R-2 Single Family Residential

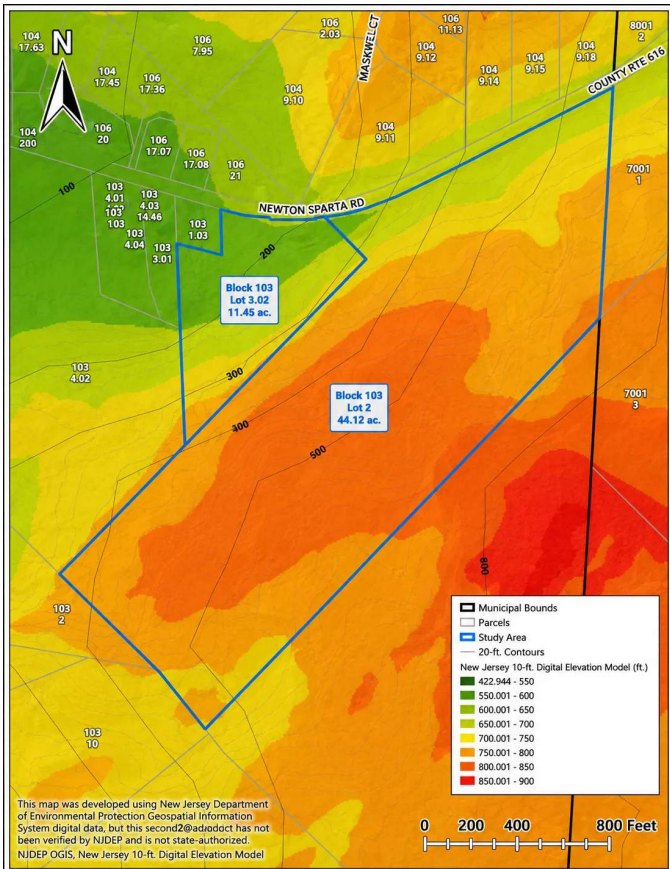
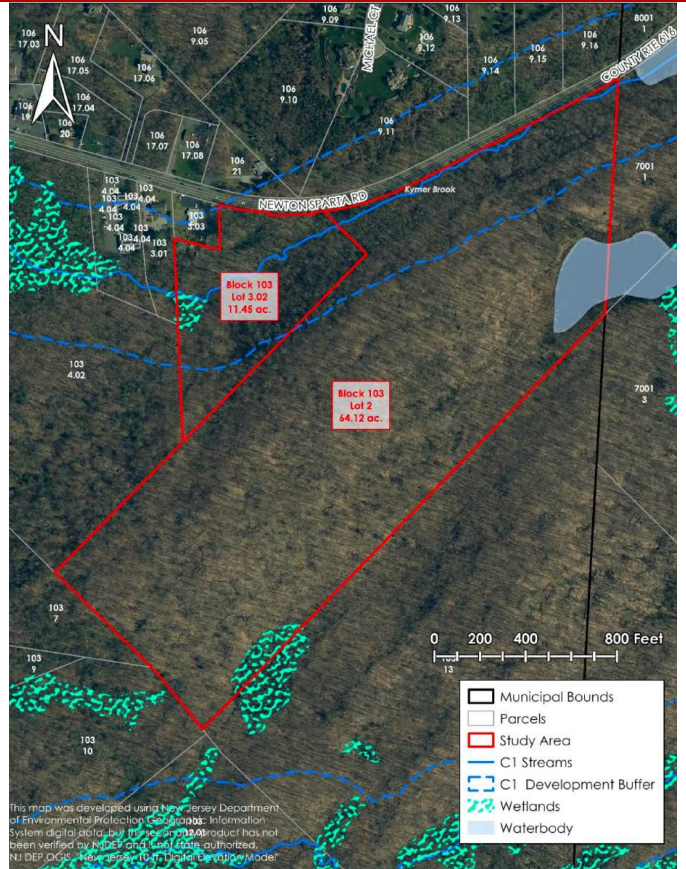
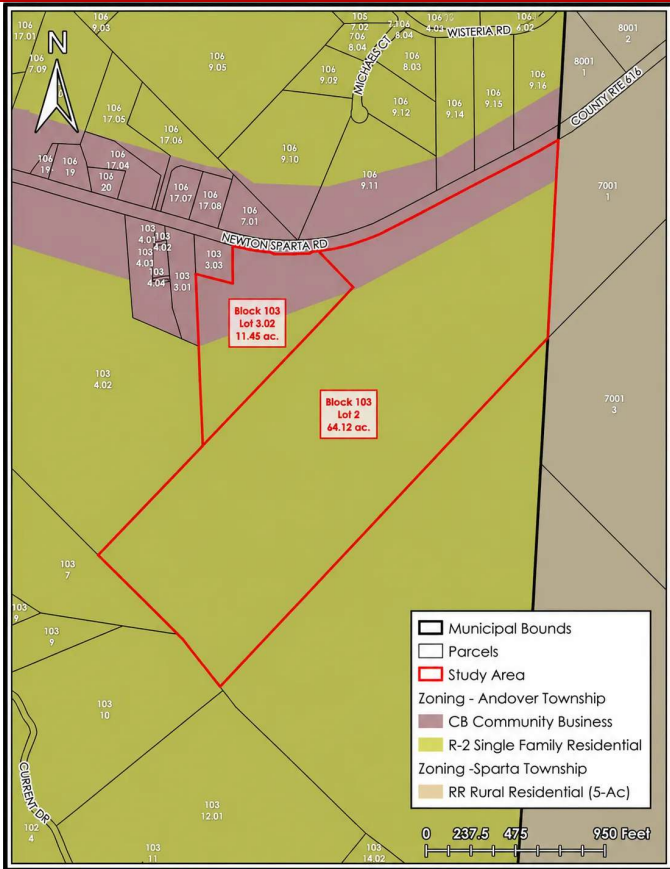
Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	25	100	427
Total Population	82	358	1,573
Average HH Income	\$256,303	\$237,916	\$230,268



Each Office Independently Owned and Operated

Welcome Lodge
Amenity pavilion and bathhouse

WATERVIEW
NO DISTURBANCE



Each Office Independently Owned and Operated

Welcome Lodge
Amenity pavilion and
bathhouse



SINGLE ENTRY

NEWTON SPARTA ROAD

PARKING COURT

WETLANDS
NO DISTURBANCE

Welcome Lodge
Amenity pavilion and
bathhouse

WATERBODY
NO DISTURBANCE

NATURE TRAILS
& SEATING AREAS

GLAMPING CABINS
(8 - 12 TOTAL)



CONCEPTUAL DEVELOPMENT PLAN
ECO-HOSPITALITY RETREAT
BLOCK 103, LOTS 2 & 3.02
NEWTON, NJ

A LOW-IMPACT RETREAT EXPERIENCE
IN HARMONY WITH NATURE

CONCEPTUAL PLAN - FOR ILLUSTRATIVE PURPOSES ONLY



NOT TO SCALE



Each Office Independently
Owned and Operated

Welcome Lodge
Amenity pavilion and
bathhouse

WATERBODY
NO DISTURBANCE

Building Name	Newton Sparta Eco-Hospitality Retreat / Former Camp Clipawaga Redevelopment Site
Property Type	Land
Property Subtype	Office
APN	Block 103, Lot 2 & Block 103, Lot 3.02
Lot Size	75.57 Acres
Number of Lots	2

Rare ±75.57-acre former camp redevelopment opportunity along Newton Sparta Road (Sussex County Route 616) in Andover Township, Sussex County, New Jersey — ideally suited for a low-impact glamping, wellness, eco-hospitality, or outdoor recreation retreat concept.

The site (Block 103, Lot 2 at ±64.12 acres and Block 103, Lot 3.02 at ±11.45 acres) offers approximately 1,837 feet of combined frontage along Newton Sparta Road. It was formerly used as part of Camp Clipawaga, a Girl Scout camp established in 1968 and operated until the late 1970s, and still contains remnants of former camp-related structures and infrastructure.

The property is split-zoned CB Community Business along Newton Sparta Road and R-2 Single Family Residential across the remaining acreage. A conceptual development program envisions a single controlled entry, parking court, welcome lodge, amenity pavilion, bathhouse, 8 to 12 glamping cabins, nature trails, and outdoor seating areas — organized around protected stream corridor, wetlands, and waterbody no-disturbance areas.

Rolling wooded terrain ranges from roughly 720 to 800 feet above sea level. Kymer Brook, a Category 1 (C-1) stream, runs through the study area, and the site includes C-1 development buffers, wetlands, and a nearby waterbody, supporting a conservation-forward development concept. The property is the subject of a Non-Condensation Area in Need of Redevelopment Study dated February 14, 2024.

DISCLAIMER: Conceptual plan only. Final use, layout, density, access, utilities, environmental approvals, zoning approvals, and development program are subject to buyer due diligence and all required municipal, county, state, and NJDEP approvals.



- ±75.57-acre former camp redevelopment site (Block 103, Lots 2 & 3.02)
- ±1,837 feet of combined frontage along Newton Sparta Road (Sussex County Route 616)
- Former Camp Clipawaga Girl Scout camp (est. 1968); adaptive reuse opportunity
- Split-zoned CB Community Business & R-2 Single Family Residential
- Conceptual program: welcome lodge, amenity pavilion, bathhouse, 8–12 glamping cabins, nature trails
- Conservation-forward setting: Kymer Brook (C-1 stream), wetlands, wooded land, rolling terrain (±720–800 ft elevation)
- Subject of a Non-Condensation Area in Need of Redevelopment Study dated 2/14/2024
- Ideal for glamping, eco-hospitality, wellness retreat, outdoor recreation, or private nature club

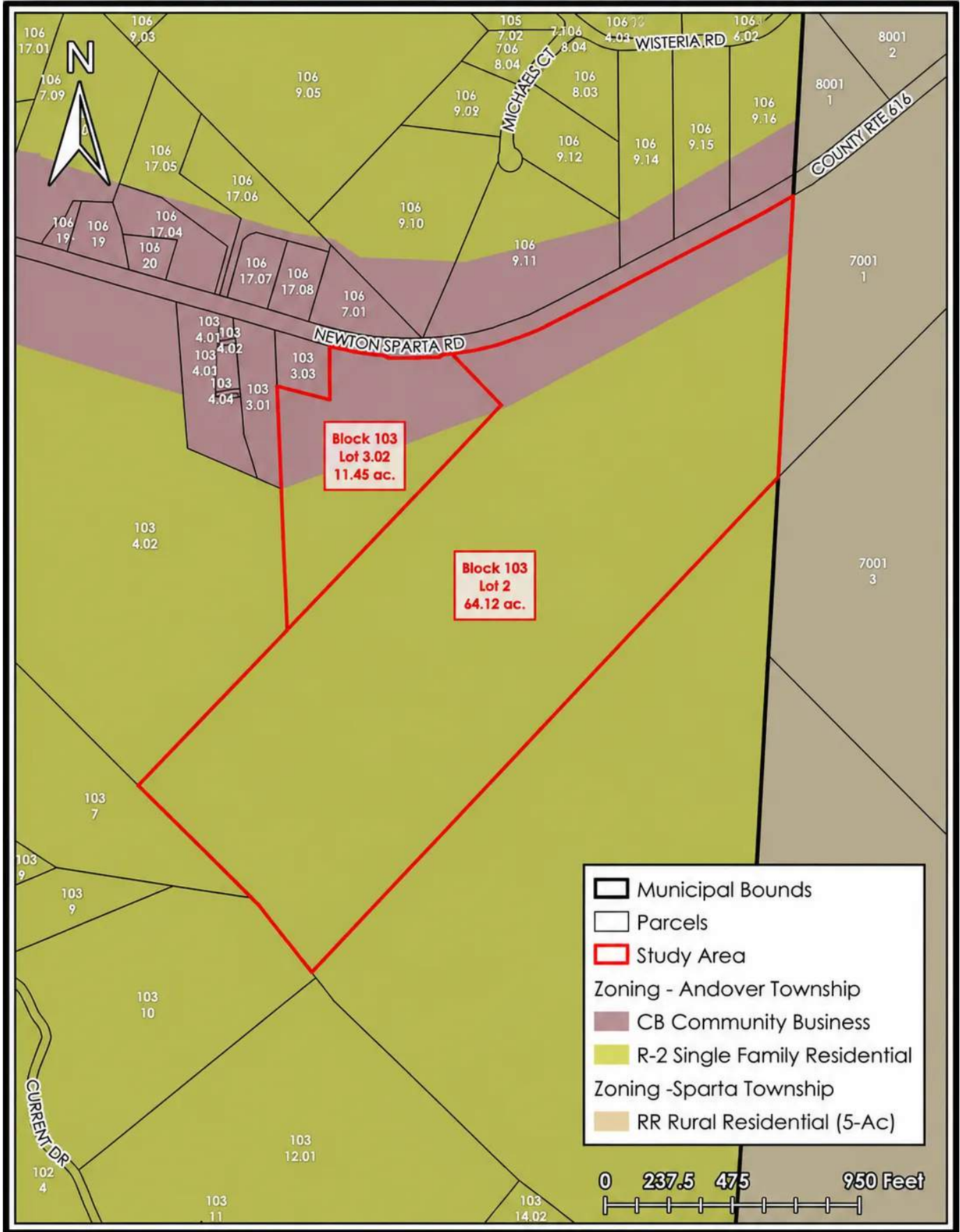


Each Office Independently Owned and Operated

© 2024 KW Commercial

Welcome Lodge
Amenity pavilion and
bathhouse

WATERBODY
NO-DISTURBANCE



Each Office Independently
Owned and Operated

Welcome Lodge
Amenity pavilion and
bathroom

Table 3. Zoning of Study Area.

Parcel	Zone	Acreage
Block 103, Lot 2	CB Community Business	5.76 ac.
Block 103, Lot 2	R-2 Single Family Residential	58.36 ac.
Block 103, Lot 3.02	CB Community Business	5.62 ac.
Block 103, Lot 3.02	R-2 Single Family Residential	5.83 ac.

According to the Andover Township Zoning Ordinance (§ 190), the following are permitted uses within the CB and R-2 Zones:

Principal Permitted Uses:

A. Community Business Zone:

- (1) Agriculture, farm, and horticulture (§ 190-42);
- (2) Banks and fiduciary institutions;
- (3) Business offices;
- (4) Medical offices;
- (5) Child-care centers;
- (6) Public and private schools (§ 190-47);
- (7) Greenhouses and nurseries;
- (8) Golf courses (§ 190-43);
- (9) Places of worship and religious institutions (§ 190-48);
- (10) Professional offices;
- (11) Restaurants and banquet facilities, excluding drive-through facilities;
- (12) Retail sales;
- (13) Service activities; and
- (14) Single-family detached housing in accordance with the R-1 requirements.

B. R-2 Single Family Residential:

- (1) Agriculture, farm, and horticulture (§ 190-42);
- (2) Community shelters for victims of domestic violence;
- (3) Family day-care centers;
- (4) Golf courses (§ 190-43);
- (5) Lot averaged development option (§ 190-35);
- (6) Public parks, playgrounds, conservation areas and municipal facilities; and
- (7) Single-family detached dwellings.

Accessory Uses Permitted:

A. Community Business Zone:

- (1) Drive-up windows for bank or financial institutions;
- (2) Fences (Art. XII) and walls;
- (3) Off-street parking;
- (4) Private garages;
- (5) Signs (Art. XI); and
- (6) Uses customarily incidental to principal use.

B. R-2 Single Family Residential:

- (1) Fences;
- (2) Home occupations (§ 190-45);
- (3) Private garages and carports;
- (4) Private housing of equine animals (§ 190-36);
- (5) Private residential swimming pools;
- (6) Professional home offices;
- (7) Roadside stands;
- (8) Signs (Art. XI); and
- (9) Uses customarily incidental to principal use.

Conditional Uses Permitted:

A. Community Business Zone:

- (1) Automobile repair services (§ 190-55);
- (2) Essential services (§ 190-46); and
- (3) Gasoline service stations (§ 190-52).

B. R-2 Single Family Residential:

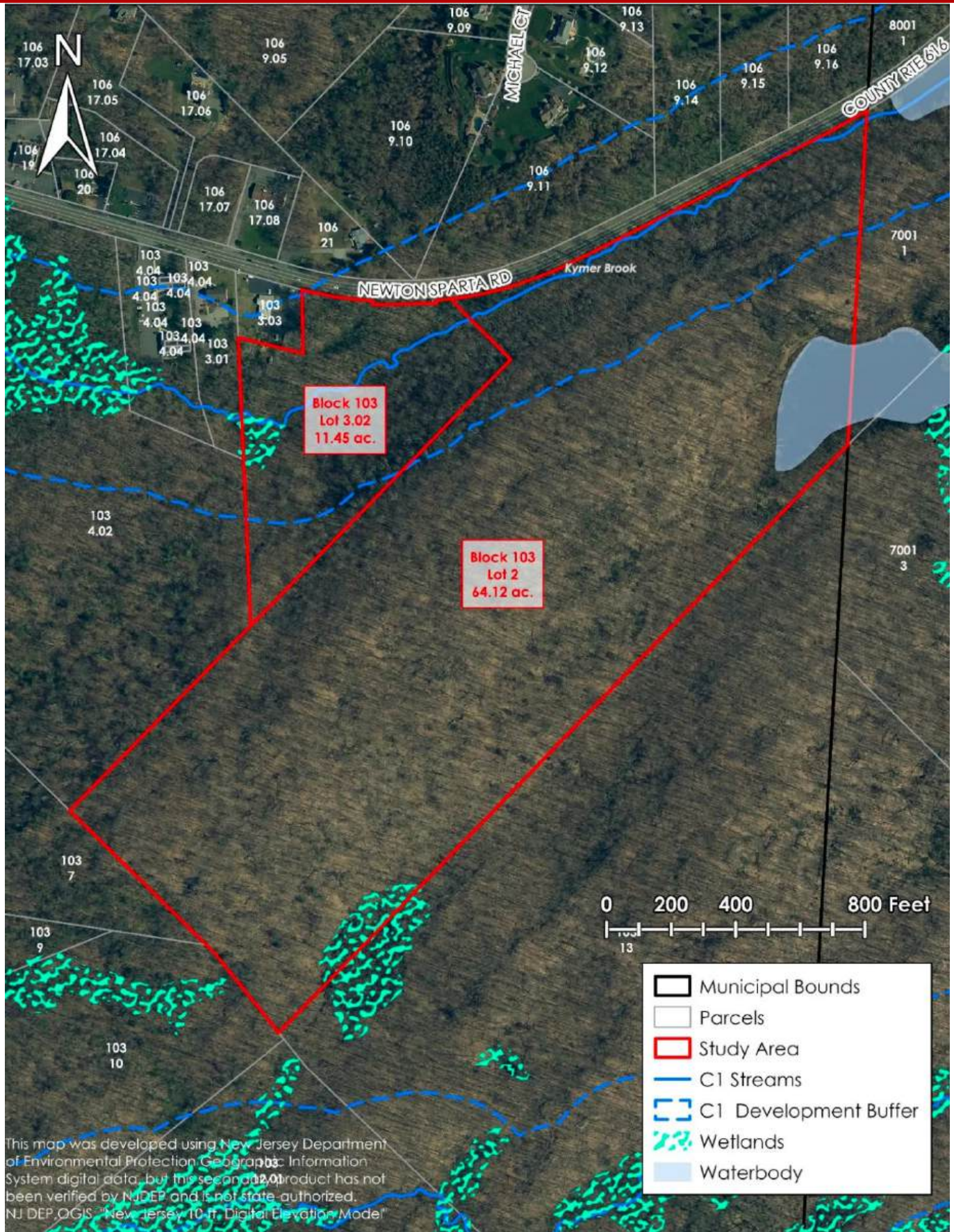
- (1) Animal hospitals and kennels (§ 190-49);
- (2) County clubs, swim clubs and outdoor recreational facilities (§ 190-50);
- (3) Essential services (§ 190-53);
- (4) Places of worship and religious institutions (§ 190-48);
- (5) Riding academies and stables (§ 190-53); and
- (6) Public and private schools (§ 190-47).



Each Office Independently
Owned and Operated

Welcome Lodge
Amenity pavilion and
bathhouse

WATERPROOF
NO DISTURBANCE

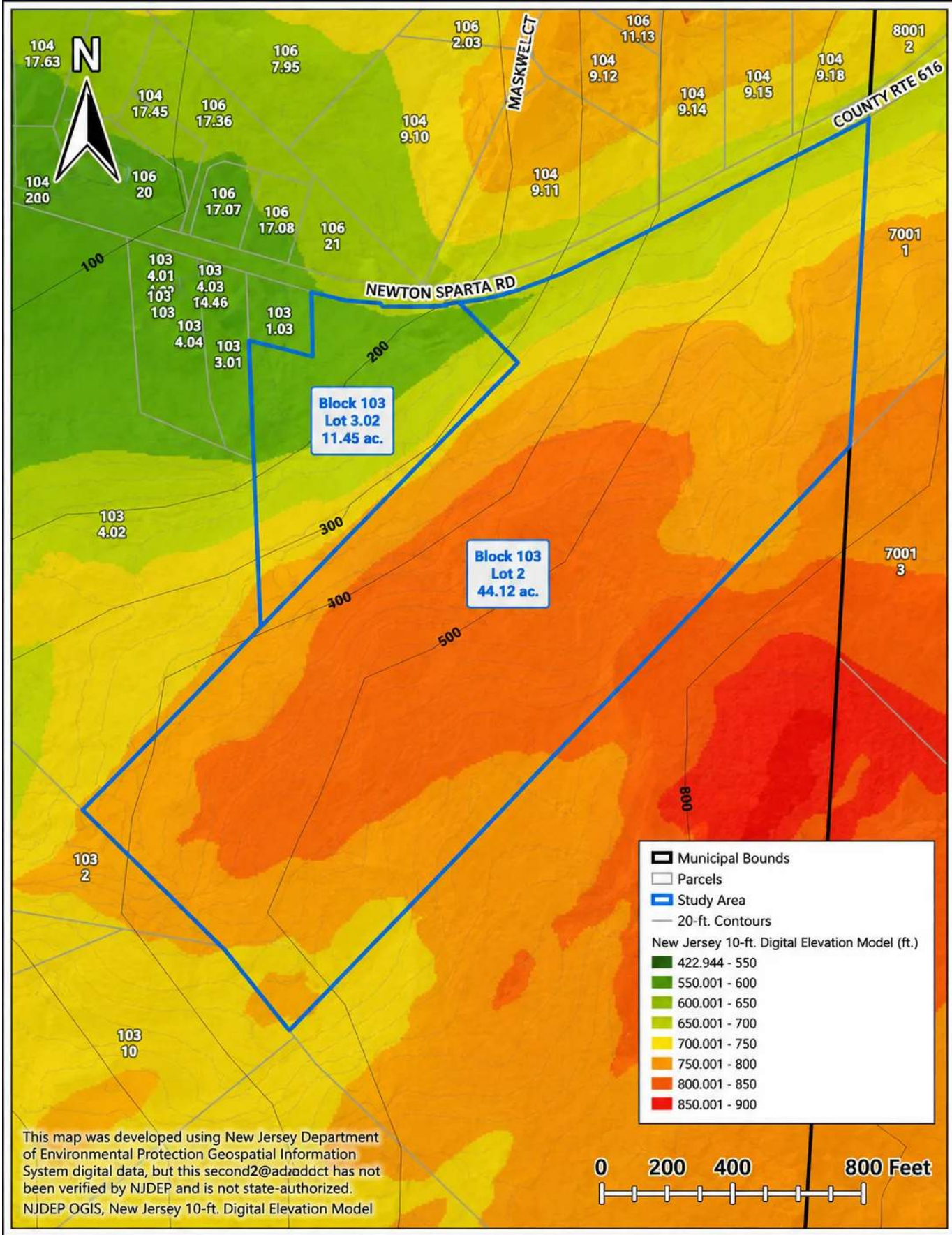


Welcome Lodge
Amenity pavilion and
bathhouse



Each Office Independently
Owned and Operated

SEARCHING AREA



Each Office Independently Owned and Operated

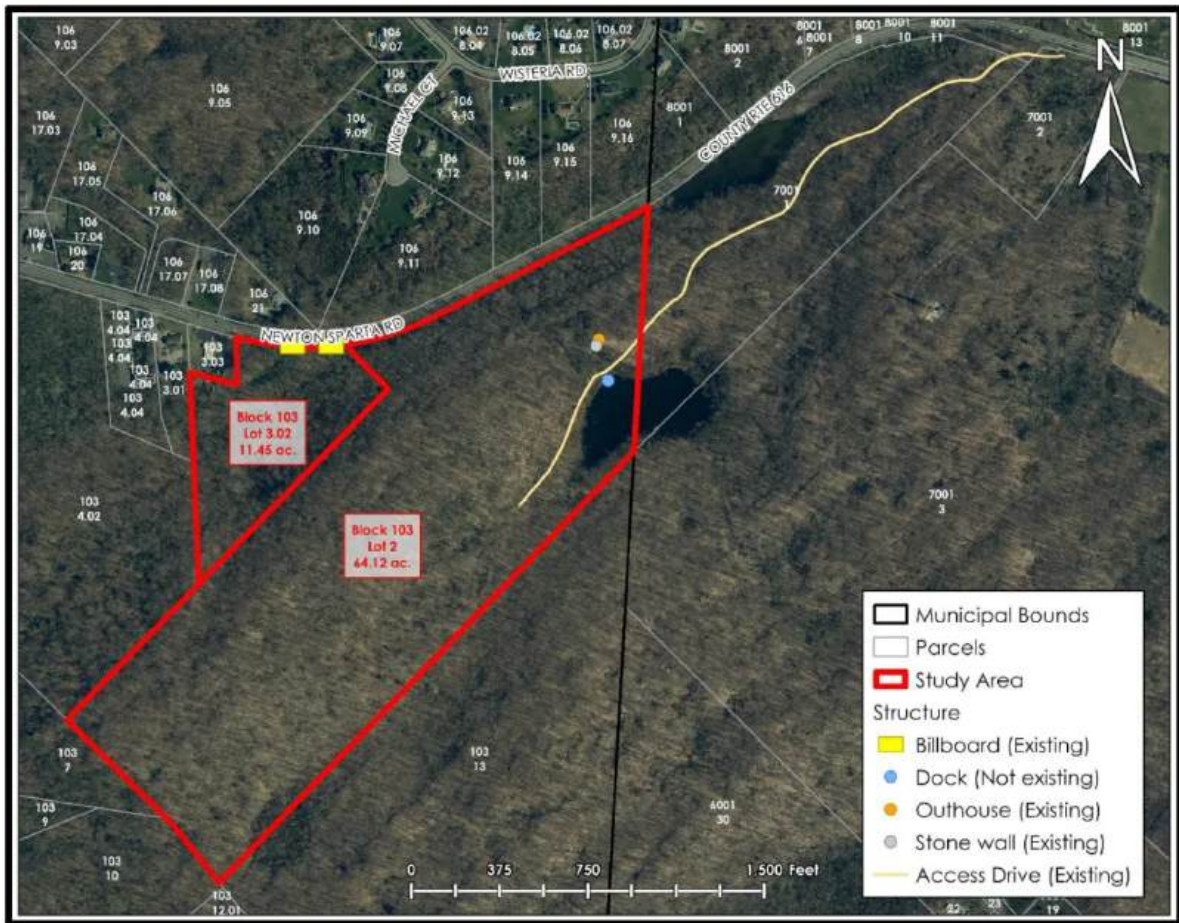
Welcome Lodge
Amenity pavilion and
bathhouse

2.3 History of Land Uses

2.3.1 Site Development History

The Study Area was once utilized as part of the Camp Clipawaga Girl Scout Camp, which was established in 1968 and operated until the late 1970s. **Figure 4** illustrates the structures that once existed, or currently exist in a dilapidated state, within the Study Area. Currently, there are two billboard structures on Lot 3.02, which utilize both the east- and west-facing sides to advertise commercial uses (**Appendix A-1**). 2023 tax records confirm four (4) different advertisements on these billboards. Illustrated in **Figures 5** through **7**, there are remnants of Camp Clipawaga remaining on the site shown in a state of disrepair (**Appendix A-3**). The deed for the property indicates that the Passaic Area Girl Scout Council, Inc., and the Clifton Girl Scout Council, Inc., jointly conveyed the land to a private entity in April of 1985, followed by additional conveyances of the land occurring in 1997 and most recently in 2023. Despite the change of ownership, no additional structures or uses have been added to the property since Camp Clipawaga. The primary means of ingress and egress is an unpaved access drive, illustrated on **Figure 4**, below, and in **Appendix A-5**. Access from Andover Township is lacking on Newton Sparta Road.

Figure 4. Approximate Location of Existing and Former Structures Within Study Area



10



Each Office Independently Owned and Operated

Welcome Lodge
Amenity pavilion and
bathroom

A - 3 Outbound structure (foreground) and portion of store wall (background).



A - 4 Rear view of outbound structure.



Welcome Lodge
Amenity pavilion and
bathhouse

WATERPROOF
NO DISTURBANCE





Welcome Lodge
Amenity pavilion and
bathhouse



Each Office Independently
Owned and Operated



Google

Imagery ©2026 Airbus, Maxar Technologies

Welcome Lodge
Amenity pavilion and
bathhouse



Each Office Independently
Owned and Operated

SEEKING AREA



Google

Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	82	358	1,573
Average Age	44.6	50.0	52.6
Average Age (Male)	44.6	49.4	51.7
Average Age (Female)	44.3	50.2	53.2
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	25	100	427
# of Persons per HH	3.3	3.6	3.7
Average HH Income	\$256,303	\$237,916	\$230,268
Average House Value	\$595,887	\$543,616	\$510,988

2023 American Community Survey (ACS)

Welcome Lodge
Amenity pavilion and
bathhouse

WATERBODY
NO DISTURBANCE



Each Office Independently
Owned and Operated



Bruce Elia Jr.

Managing Director | Fort Lee

operations@ergteam.com

Direct: 201.917.5884 x701 | Cell: 201.315.1223

NJ #0893523

Professional Background

Bruce Elia, Jr. has been a full-time Commercial & Residential RE Broker for the past 14 years, after having vary varied earlier careers. Bruce was hired on Wall Street after college, earning his Series 7, Series 63 and worked for PHD Capital, whose founders and operating principles were Nelson Braff and Jodi Eisenberg. After a little over a year there, Bruce chose not to continue with the Series 24 licensing for stock broker trading. Bruce decided to get his real estate license and started full-time as a wholesale investor and Realtor® in 2009 and is now a founding partner, with Al Donohue of Keller Williams City Views in Fort Lee. His advanced real estate training, designations, and track record of success is proven in the commercial real estate world. His contact database of principals and of colleagues is what a seller or buyer needs representing them in today's New Jersey Real Estate Market. Bruce takes great pride in the relationships he builds and works relentlessly on the client's behalf to accomplish their real estate goals. Bruce and his team of over 355+ real estate experts (broker & agent-associates) selling over \$500,000,000 annually in sales, representing the best and brightest in the industry, and always striving to lead the field in research, innovation, and consumer education through technologically advanced business models and CRM systems.

Education

- Sales-Associate License - April 2008'
- Bachelor Degree - University of New Hampshire - June 2008'
- Broker-Associate License - May 2011'
- Certified Negotiation Expert (C.N.E.)
- Financial Analysis for Commercial Real Estate (C.C.I.M)
- Feasibility Analysis for Commercial Real Estate (C.C.I.M)
- Financial Modeling for Real Estate Development (C.C.I.M)
- RE Development: Acquisitions (C.C.I.M)
- Industrial Designation - Financial Analysis (C.C.I.M)
- Multi-family Feasibility and Analysis (C.C.I.M)

Memberships

- KW Commercial Advertised on 300+ Websites
- Premium Level Co-Star, Loopnet, & Crexi Commercial Websites
- NJMLS, HCMLS, GSMLS
- Eastern Bergen County Board of Realtors
- Platinum Circle of Excellence Award Recipient

KW Commercial | Bruce Elia Jr. | Fort Lee
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024



Each Office Independently
Owned and Operated

Welcome Lodge
Amenity pavilion and
bathhouse

WATERFALL
NO DISTURBANCE