

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- William Isselin
- Eric German
- Erica Ulloa
- David Garland
-

COUNTY OF MORRIS
Mailing Address
37 North Sussex Street
Dover, NJ 07801
Office Location
100 Princeton Avenue
Water Works Park

- Carolyn Blackman - Mayor
- Evelyn Santiago - Mayor's Rep.
- AB Santana - Alderman
- Edward Correa- Alternate I
- Claudia Rodriguez- Alternate II
- Glenn C. Kienz - Board Attorney
- Stephen Hoyt – Town/Board Engineer
- Tamara E. Bross - Secretary

Telephone: 973-366-2200 (Ext. 2141)
Secretary email: tbross@dover.nj.us

AGENDA

DECEMBER 13, 2023 @ 7:30

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – 9/27/2023

RESOLUTIONS – none

CASES –

- **P23-15 Dover Tubular Alloys LLC; Block 703 Lot 6; also known as 200 West Clinton Street**, located in the IND (industrial) zone. **Preliminary & Final Major Site Plan and Minor Subdivision**. Applicant seeks approval to subdivide the property into 2 separate lots and develop a warehouse on one lot and a distribution warehouse on the other. Site improvements include storm water detention basins, landscaping and lighting. ***Continued from 9/27/23 and 10/25/23*** architectural renderings submitted 11/3/23
- **P23-16 Dover Board of Education; Section 31-Review of Capital Project -** Applicant seeks approval to install modular classrooms at 2 schools sites: **East Dover School 300 E McFarlan St and North Dover School – 51 Highland Avenue**
- **P23-17 IOPD Dover QOZB Urban Renewal LLC; Block 1902 Lots 22-28; also known as 218-220 & 228 E Blackwell St.**, located in the SSRP (Scattered Site Redevelopment Plan) Zone. **Preliminary and Final Site Plan**. Applicant seeks approval to demolish existing commercial buildings and construct two five-story multi-family residential buildings with a connection on the second floor, each consisting of 130 units for a total of 260 units. As per agreement 26 units are set aside for 55+ affordable units. Applicant proposes 332 off street parking spaces. Along with indoor and outdoor amenities.

NEW BUSINESS -

Review proposed Ordinance titled – “AN ORDINANCE OF THE MAYOR AND BOARD OF ALDERMAN AMENDING SECTION 236-89 THROUGH AND INCLUDING 236-96, ARTICLE VIII, ENTITLED “TREE REMOVAL” OF THE CODE OF THE TOWN OF DOVER TO REPLACE IT WITH A NEW CHAPTER 236 ARTICLE VIII, CHAPTER 236 SECTION 236-89 THROUGH AND INCLUDING 236-98 ENTITLED “TREE PROTECTION AND PRESERVATION” TO REGULATE THE CUTTING OF TREES” Stephen Hoyt to discuss

EWSP23-04 Johanna Jaramillo Block 1208, Lot 12 also known as 10 N. Sussex St. Applicant requested approval for change of use from an OFFICE use to a RETAIL use. Committee met on 10/25/23 conditions were met and was APPROVED.

OLD BUSINESS –

BOARD MEMBER DISCUSSION –

PUBLIC DISCUSSION – two-minute time limit to discuss anything other than agenda items

ADJOURNMENT

The next scheduled Planning Board meeting is December 20th, 2023 @ 7:30pm.