

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Gilbert - Vice Chairman
- William J. Isselin
- Angel Mendoza, Jr.
- William Shauer
- Cindy Romaine- Alderman
- Joan Bocchino

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- James Dodd - Mayor
- James Visioli - Alderman
- Kevin Lewthwaite - Alternate I
- Kay Walker- Alternate II
- Kurt Senesky - Board Attorney
- Michael Hantson - Town Engineer
- Regina Nee - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR JANUARY 25, 2006

CALL TO ORDER Chairman McGrath called the meeting to order at 7:05PM

ROLL CALL: PRESENT: Commissioner Mendoza (arrived at 7:07) Shauer, Bocchino, Isselin, Alternate Lewthwaite, Alternate Walker, Alderman Romaine, Alderman Visioli, Vice-Chairman Gilbert, Chairman McGrath

ABSENT: None

ALSO PRESENT: Present this evening is Town Engineer and Planner Michael Hantson.

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Secretary Nee

At this time a motion to go into closed session in order to interview Board attorneys was made by Alderman Romaine, seconded by Vice-Chairman Gilbert, and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Lewthwaite, Walker, Alderman Romaine, Alderman Visioli, Vice-Chairman Gilbert, and Chairman McGrath

Nays: None

A motion to return from closed session was made by Alderman Romaine, seconded by Vice-Chairman Gilbert and followed with a Roll Call.

ROLL CALL: Present: Commissioner Mendoza, Shauer, Bocchino, Isselin, Lewthwaite, Walker, Alderman Romaine, Alderman Visioli, Vice-Chairman Gilbert, and Chairman McGrath

Absent: None

Chairman McGrath asked for a motion to nominate Board Attorney. Commissioner Bocchino nominated Kurt Senesky as Planning Board attorney seconded by Alderman Visioli, and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Lewthwaite, Alderman Romaine, Alderman Visioli, Vice-Chairman Gilbert, and Chairman McGrath

Nays: None

Commissioner Bocchino excused herself at 8:21 for personal reasons.

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MINUTES: December 7, 2005

A motion to approve the minutes for the December 7, 2005 meeting was made by Vice-Chairman Gilbert, seconded by Commissioner Shauer, and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Walker, Vice-Chairman Gilbert, and Chairman McGrath

Nays: None

A motion to approve the minutes for the December 8, 2005 meeting was made by Commissioner Mendoza, seconded by Vice-Chairman Gilbert and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Walker, Vice-Chairman Gilbert, and Chairman McGrath

Nays: None

A motion to approve the minutes of the Reorganization Meeting of January 4, 2006 was made by Vice-Chairman Gilbert, seconded by Commissioner Mendoza and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Isselin, Lewthwaite, Walker, Alderman Romaine, Vice-Chairman Gilbert, and Chairman McGrath

Nays: None

CORRESPONDENCE: Anyone wishing to view correspondence since the last meeting can do so after the meeting. Please see the clerk.

Chairman McGrath appointed the following committees:

Site Plan: Commissioner Shauer – Chairman
Commissioner Bocchino
Commissioner Isselin

Site Plan committee was asked to be prepared to discuss the site plans when the Board meets for Caucus.

Subdivision: Vice-Chairman Gilbert – Chairman
Commissioner Mendoza
Alderman Visioli

Master Plan committee will remain the same.

Per Ordinance the EWSP Committee consists of the Zoning Officer, the Planning Board Attorney, and the Town Engineer and a member of the Planning Board because Michael Hantson holds both positions. The Chairman appointed Ginger Nee to the committee.

PUBLIC PORTION

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Vice-Chairman McGrath opened the meeting to the Public. Anyone from the public wishing to discuss any business with this Board, other than the applications to be heard this evening, was asked to please come forward at this time. Seeing no hands, hearing no voices, this portion of the meeting was closed to the Public.

Alderman Romaine stated that Michael Scarneo Jr. was participating in a Polar Bear Dip into the water at Cape May on February 4, 2006 to raise money for the American Cancer Society and passed out a sheet regarding the information.

RESOLUTIONS

SP-06-05 – Little People’s Academy, Block 1904, Lot 28, also known as 141 E. Blackwell St. located in the C-1 Zone. The application is a Minor Site Plan for a change in use from an automotive parts store to a child care center with play area, and any other variances and waivers that may be required.

A motion to approve the Resolution was made by Vice-Chairman Gilbert, seconded by Commissioner Shauer, and followed with a Roll Call.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Walker, Vice-Chairman Gilbert, and Chairman McGrath
Nays: None

SD-07-05 – Casio Inc., Block 901, Lot 6, also known as 570 Mt. Pleasant Ave., located in the INP/OP Zone. The application is a Minor Site Plan for the construction of a canopy, and any other variances and waivers that may be required.

A motion to approve the Resolution was made by Commissioner Mendoza, seconded by Commissioner Shauer, and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Walker, Vice-Chairman Gilbert, and Chairman McGrath
Nays: None

SD-05-05 – Elinor Eckhart % Margarett Alder, Block 1412, Lot 1, also known as Guy St. located in the R-3 Zone. The application is a Minor Subdivision for the creation of two (2) building lots, and any other variances and waivers that may be required.

A motion to approve the Resolution was made Commissioner Shauer, seconded by Commissioner Mendoza, and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Walker, Vice-Chairman Gilbert, and Chairman McGrath
Nays: None

CASES

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SP-05-05 – W. P. Realty Co., Block 603, Lot 3, also known as 46-60 Richboynton Road. located in the IND Zone. The application is a Minor Site Plan to construct a five (5) bay loading dock with an exterior enclosure on the North end of building after demolition of existing vacant building, and any other variances and waivers that may be required

The applicant asked to be carried to the February 22, 2006 meeting.

A motion to carry this case to the February 22, 2006 meeting was made by Vice-Chairman Gilbert, seconded by Commissioner Mendoza and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Isselin, Alternate Lewthwaite, Alderman Romaine, Alderman Visioli, Vice-Chairman Gilbert, Chairman McGrath

OLD BUSINESS – None

NEW BUSINESS – A concept plan presentation for Block 1214, Lots 9 & 10, 26 South Morris Street, a proposed second story addition to Thomas Liquors, was presented by Keith Gianakopoulos. Mr. Hantson advised that Chuck Latini was invited to join in on the discussion of the concept plan. This project is a two story addition over an existing building and re-facing the existing exterior walls in brick. Site access and parking are issues that we need to address. The applicant is proposing to turn the parking and create two one-way access driveways. The first floor will remain the same; the second floor will have three - two bedroom apartments, laundry facilities for the tenants and also a storage facility for the first floor business. Site improvements will be made with new plantings and the dumpster, located in the rear, will be screened. Parking for tenants would be in the rear. Additional parking would be dependent on the tenants that would occupy the building. Parking options were discussed, turning radiuses were reviewed, buffers were suggested, building materials were suggested, and signage was discussed.

A break was taken at 9:13PM.

The meeting was called back to order at 9:23PM.

ROLL CALL: Present: Commissioner Mendoza, Shauer, Isselin, Lewthwaite, Walker, Alderman Romaine, Alderman Visioli, Vice-Chairman Gilbert, Chairman McGrath

Still present is Town Engineer Mike Hantson and Board Attorney, Kurt Senesky

Traffic Circulation Plan – Chuck Latini reviewed the Circulation Plan Element for the town. Urban Engineers, Ericka Rush and John Federico were also present. The Board's main concern was how to handle existing traffic as well as additional volume coupled with parking. The Prospect Street bridge, Highway 46 bridge, and the Salem Street bridge construction projects should also be considered in the study. Truck traffic, railroad crossings, and pedestrian crosswalks should also be included. A recommended program or criteria for qualifying a street for review was suggested by Mr. Hantson. Ms. Rush advised that this has to be a network approach; you cannot work on one street without others being affected. It was also suggested that a walking plan for students from the Board of Education should be checked into since Dover is a walking district. Mr. Hantson also stated that since Dover is a bi-lingual community, signs, signals, etc. should reflect those changes.

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Alderman Romaine stated that it is very important to have the traffic study include a safe pedestrian oriented traffic flow.

The meeting was opened to the Public.

Alderman Frank Poolas: Something needs to be done with the traffic in and out of town to Route 10.

Matthew Barrick: Questioned if Bassett Highway could be extended and go over the tracks. He was advised that the New Jersey DOT would not approve it.

This portion of the meeting was closed to the Public.

Ms. Rush thanked the Board for their input; it will be most helpful to create a plan.

Mr. Latini advised that a schedule for the final elements will be worked out. Mr. Hantson stated that The Historic Preservation Element needs to be acted on.

A motion to adjourn the meeting was made by Alderman Romaine with all in favor. The meeting adjourned at 10:30PM.

IF ANY MEMBER CANNOT ATTEND, PLEASE CALL CLERK AT 366-2200-ext.115

Respectfully submitted,



Regina Nee
Clerk/Secretary
Planning Board