

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Shauer –Vice Chairman
- Rafael Rivera
- Jerry Hoffman
- Open
- Brian Kurz
- William Isselin

COUNTY OF MORRIS
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801

Telephone: 973-366-2200 (Ext. 2141)
Fax: 973-366-0039

- James Dodd - Mayor
- Cindy Romaine – Mayor's Rep.
- James Visioli - Alderman
- Dave Lenox Alternate I
- Ed Ridner Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Regina Nee - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR JANUARY 28, 2015

CALL TO ORDER Chairman McGrath called the meeting to order at 7:30 PM.

ROLL CALL: PRESENT: Commissioners Isselin, Romaine, Kurz, Rivera, Lenox, Ridner, Alderman Visioli, Vice Chairman Shauer, Chairman McGrath
ABSENT: Commissioner Hoffman

ALSO PRESENT: is Attorney Richard Brigliadoro, and Town Engineer and Planner Michael Hantson

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Clerk Nee

MINUTES:

A motion to approve the special meeting minutes of November 10, 2014 was made by Commissioner Shauer, seconded by Commissioner Lenox, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Kurz, Rivera, Lenox, Ridner, Vice Chairman Shauer, Chairman McGrath

Nays: None

Meeting Minutes Approved

A motion to approve the meeting minutes of December 3, 2014 was made by Commissioner Romaine, seconded by Commissioner Shauer, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Kurz, Rivera, Lenox, Ridner, Alderman Visioli
Abstained, Vice Chairman Shauer, Chairman McGrath

Nays: None

Meeting Minutes Approved

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

Open to the public: None

Closed to the public

RESOLUTIONS:

SP-09-14: Lian Dong, LLC; Block 1208, Lot 10 also known as 5-7 E. Blackwell St. located in the D2 Zone. Application is a Minor Site Plan approval to change the second floor use to six (6) apartments on the second floor, with a variance for parking, and any variances or waivers that may be required.

A motion to approve the resolution with conditions was made by Commissioner Romaine, seconded by Commissioner Lenox, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Kurz, Rivera, Lenox, Ridner, Vice Chairman Shauer, Chairman McGrath

Nays: None

Meeting Minutes Approved

CASES:

SP-11-14: Alfonso P. Porfido; Block 1202, Lot 3 and Block 604, Lot 5 also known as 32 W. Clinton St. located in the C-3 Zone. Application is a Minor Site Plan approval to add a truck/trailer rental accessory use to an existing Motor Vehicle Repair Garage, and any variances or waivers that may be required. **New Application.**

Mr. Hantson explained to the Board that the property of leased area along railroad should be notified. A 200 foot notice is required.

A motion to carry application to the February 25, 2015 was made by Commissioner Rivera, seconded by Commissioner Shauer, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Kurz, Rivera, Lenox, Ridner, Alderman Visioli, Vice Chairman Shauer, Chairman McGrath

Nays: None

Application carried to February 25, 2015 Approved

SP-05-14: W. P. Realty Co.; Block 606, Lot 2 also known as Richboynton Rd. located in the IND Zone. Application is a Minor Site Plan approval to utilize an existing vacant lot for container storage and truck parking with associated site improvements, and any variances or waivers that may be required. **Carried to this meeting for action and possible Resolution.**

George Johnson attorney representing the applicant goes over the application.

Paul Barnish principal of WP Realty goes over the application. He will revise the site plan to have it show the following--1) instead of Jersey carriers coming out 18 off the center use

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Blocks of concrete, 2) 4 bollards placed around Fire Hydrant on or before 4/30/2015. Property owner Dover Morris Property LLC is responsible for maintaining barriers on JCP&L Property letter dated 12/10/2014 on sketch dated 12/8/2014, and 3) new triangle area will not be parked on. Trucks maybe parked where the containers are stored.

Rich Kretschmaier from Anty Trucking goes over the application, and what can and cannot be stored on the property. Nothing will be stored that will contain any fluids. No petroleum products must be drained prior to storage. No contractors' equipment will be on the lot. They have forklift on site that they use to operate business.

Engineer will mark property line along the railroad so that the storage containers will not encroach on the west side of the railroad.

A motion to approve the application with conditions was make by Commissioner Romaine, seconded by Alderman Visioli, followed by a Roll Call vote.

Ayes- Commissioner Isselin, Romaine, Kurz, Rivera, Lenox, Vice Chairman Shauer, Chairman Mc Grath,

Nays-None

Motion Approved.

SP-12-14: Dover Realty Partners, LLC.; Block 1326, Lot 3 also known as 55-57 N. Sussex St. located in the C-1 Zone. Application is a Conditional Use Permit with Minor Site Plan approval to convert an existing seven (7) unit rooming house on the second floor to four (4) one bedroom apartments, and any variances or waivers that may be required. **New Application.**

George Johnson attorney representing the applicant goes over the application. Application is to convert 7 room rooming house into four one bedroom apartments.

Ken Fox Architect and Planner for the applicant goes over the application. Applicant will be removing the awning and putting a wall mounted sign on the front façade. In addition, the Applicant will install a small awning over the single ingress and egress to the second floor apartments.

Ray Valle principle of Dover Realty goes over the application. Applicant stipulated that all façade improvements will require a Certificate of Historic Review from Historic Preservation Commission. Applicant will maintain one overnight parking permit per dwelling unit. Applicant is providing a new double-trash and recycling enclosure. Applicant represented that there is sufficient room in the basement area to provide separate storage areas for each proposed unit. A revised plan of the basement shall be submitted.

Open to the Public: None

Closed to the public

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Conditions:

1. Approval of Historic Preservation Committee
2. Providing storage for each dwelling unit in accordance with the Multiple Dwelling Regulations.
3. The granting of this application is subject to and conditioned upon the Applicant securing and maintaining for the life of the project, overnight parking permits from the Town at the rate of 1 parking permit per dwelling unit and providing evidence of this to the Town.
4. The granting of this application is subject to and conditioned upon the applicant providing a minimum bedroom size of 100 square feet in each of the four proposed units.

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

Ayes: Commissioner Isselin, Romaine, Kurz, Rivera, Lenox, Ridner, Alderman Visioli, Vice Chairman Shauer, Chairman McGrath

Nays: None

Motion Approved.

OLD BUSINESS: None

NEW BUSINESS: Mr. Hantson goes over the Proposed Ordinance No. 01-2015 amending Zoning Code to further define and classify the various forms of eating, drinking and entertainment establishments in the Land Use Code.

A motion to approve the ordinance was made by Vice Chairman Visioli, seconded by Vice Chairman Shauer, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Kurz, Rivera, Lenox, Ridner, Alderman Visioli, Vice Chairman Shauer, Chairman McGrath

Nays: None

Ordinance Approved.

THE NEXT REGULAR MEETING IS FEBRUARY 25, 2015 AT 7:30 PM .

A motion to adjourn was made Commissioner Romaine at 9:12 PM, with all in favor.

IF ANY MEMBER CANNOT ATTEND, PLEASE CALL CLERK AT 366-2200-ext.2141

Respectfully submitted,



Regina Nee
Planning Board Clerk