

Town of Dover Planning Board

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

COUNTY OF MORRIS
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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 FEBRUARY 22, 2006

CALL TO ORDER Chairman McGrath called the meeting to order at 8:15PM.

ROLL CALL: PRESENT: Commissioner Mendoza, Shauer, Bocchino, Alternate Lewthwaite, Alternate Walker, Alderman Romaine, Alderman Visioli, Vice-Chairman Gilbert, Chairman McGrath
ABSENT: Commissioner Isselin

ALSO PRESENT: Present this evening is Board Attorney Kurt Senesky and Town Engineer and Planner Michael Hantson.

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Secretary Nee

MINUTES: January 25, 2005 Minutes – Minutes will be available for the next meeting.

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

PUBLIC PORTION

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.

RESOLUTIONS - None

CASES

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.

Mike Hantson read his report of December 2, 2005 into the record.

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Attorney Stephen Edwards was present for the applicant.

John W. Hill, Principle of W.P. Realty, was sworn in.

Exhibits: A-1 – Four pictures of building that was partially demolished.

Mr. Edwards reviewed the site as it previously looked, as it now looks, and as it would look after the proposed work is completed.

Mr. Hill acknowledged receipt of Mr. Hantson's letter and advised that all of his comments were incorporated into the final plan.

- Review:
- 1) Appropriate "One Way" and "Do Not Enter Signs"
 - 2) Five loading doors are proposed.
 - 3) Pedestrian entrance is at the northeast corner of the building.
 - 4) Off-street parking spaces are 9'x18,' handicap space is 12' x 24'.
 - 5) Adequate provision for ingress and egress wall parking spaces.
 - 6) Angle parking is provided.
 - 7) All lighting will be directed away from residential areas.
 - 8) Drainage details were discussed; culvert will need to be replaced with twin pipes.
 - 9) Retaining walls as shown on the drawing.
 - 10) The grading system must meet current Stormwater Management Regulations.

Mr. Hantson advised that should the back water result in an unsafe condition for whoever is using the site; they shall be required to design and install a pump system to rectify that hazard. Should this become a violation of the Town's Property Maintenance Code, as a drainage nuisance, the Town will take the appropriate actions in accordance with that code. The Board would also like to see the radius of the turning points; the plans should show a minimum of thirteen feet from the property line to the proposed location of the bollards.

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Mr. Hantson stated that the Board needs to have the plans revised and reviewed and have these issues addressed prior to the Board adopting the Resolution. The Fire Official needs to be contacted, the turning radius around the back corner and the storm grate cover along with a note reflective of what needs to be done with the culvert, and additional signage also needs to be supplied.

A motion to approve the application with conditions was made by Alderman Romaine, seconded by Vice-Chairman Gilbert, and followed with a Roll Call vote.

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

Nays: None

OLD BUSINESS – Historic Preservation Element of the Master Plan – Chuck Latini and Janet Foster were present to review the final draft of this element. Janet Foster is the historic preservation consultant on this project. Ms. Foster presented a review of the historic element. The historic district, as it exists, encompasses eighty buildings. Certified Local Government (CLG): If a

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community in New Jersey has an ordinance that meets the standards of the Municipal Land Use Law and it does allow the commissioner to have the ability to say “No,” to stop a project, that community may seek CLG. The NJ State Office of Historic Preservation delegates back to that local commission of the local community some of the reviews that take place. It is the certified local government that would be the body that hears the competing interest. Membership in the Historic Preservation committee is based on class members. A Class A member of the commission is a person who is knowledgeable in building design and construction or architectural history and who may reside outside of the municipality. A Class B member is a person who is knowledgeable or who demonstrates an interest in local history and who may reside outside of the municipality. Class C members are citizens. An ordinance would be written to give the commission the guidelines that the town would feel comfortable with and which can be modified. The ordinance would create the commission, it would create the district, the number of members, the requirements of the members and it could set standards and design guideline criteria, both specific and by reference. The Commission would be funded by the Governing Body; volunteers are sought.

Mr. Hantson suggested that a draft ordinance be sent to the Governing Body so that it contains the language that you want to have in it regarding those issues.

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NEW BUSINESS – Ordinance 06-05 – Review Fee/Escrow Deposit Ordinance

A motion to send the ordinance to the Mayor and Board was made by Alderman Visioli, seconded by Commissioner Bocchino, and followed with a Roll Call vote.

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

Nays: None

Commissioner Bocchino suggested that the public road to Fed Ex be called Paul Gunther Way. The tax assessor will assign a number to the location; the Mayor and Board approve the name.

A motion to adjourn the meeting was made by Alderman Romaine with all in favor. The meeting adjourned at 10:40PM.

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

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Respectfully submitted,

A handwritten signature in black ink that reads "Regina Nee". The signature is written in a cursive style with a large, prominent initial 'R'.

Regina Nee
Clerk/Secretary
Planning Board