

# *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

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- 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 FEBRUARY 25, 2015**

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

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

**ALSO PRESENT:** is Board Attorney Glenn Kienz, 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 Reorganization meeting minutes of January 28, 2015 was made by Commissioner Lenox, seconded by Alderman Visioli, and followed with a Roll Call vote.

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

Nays: None

### **Meeting Minutes Approved**

The Regular Meeting Minutes of January 28, 2014 will be ready for the next regular meeting.

**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**

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**RESOLUTIONS:**

**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. **Approved with Conditions.**

A motion to approve resolution with conditions was made by Alderman Visioli, seconded by Commissioner Rivera, and followed with a Roll Call vote.

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

Nays: None

**Application 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. **Approved with Conditions.**

A motion to approve resolution with conditions was made by Commissioner Isselin, seconded by Vice Chairman Shauer, and followed with a Roll Call vote.

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

Nays: None

**Application Approved.**

**CASES:**

**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. **Review of Architectural Elevations as required by Resolution. (Not a Public Hearing)**

Frank D. Mileto Architect and Planner for the applicant who resides at 14B Brook Drive, Long Valley New Jersey goes over the application.

Scheme A is a revised plan with decorative detail such as Goose neck lighting and applied lettering to the front elevation.

Scheme B revised windows to double hung windows, and brick face clean and painted. Applicant will comply with the Dover Form Based Code.

Mr. Isselin and the Board Members approve of the Applicants Scheme A.

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Applicant should incorporate the changes, and Mr. Hantson will check for accuracy with the form Based Code. Once Approved by Mr. Hantson applicant may proceed to the Historic Commission.

**Open to the public: None**  
**Closed to the public**

**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.**

Commissioner Hoffman recused himself.

George Johnson Attorney for the applicant goes over the application.

Alfonso Porfido owner of the property and business Freeway Tires explains the reason for the additional services. Trucks will be parked in spaces 11 and 12. Applicant only has two U-Haul trucks at any given time. Crosshatch should have signs for no parking.

Alfredo Stewart is a licensed professional land surveyor goes over the application. Applicant has 23 spaces available 16 required. Applicant will than have 7 spaces designated for truck rentals. Mr. Hantson would like to see the designated area and would like to know what size of the largest truck, and would it fit in that area.

Alderman Visioli would like to see the designated truck area paved.

**Open to the public: None**  
**Closed to the public**

Site Plan is to be revised 10 days prior to next meeting. Application is to be carried and Board Attorney will prepare favorable resolution. With all improvements to be completed by May 30, 2015.

A motion to carry the application to March 25<sup>th</sup> and have Glenn Kienz prepare a favorable resolution was made by Commissioner Rivera, seconded by Commissioner Isselin, and followed with a Roll Call vote.

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

Nays: None

**Application Approved.**

**SP-13-14: Weng Properties, LLC;** Block 1212, Lot 14 also known as 107 E. Blackwell St. located in the D3 Zone. Application is a Minor Site Plan approval to subdivide an existing first floor retail use into multiple commercial tenant spaces and convert existing vacant space on the

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second floor to four (4) apartment units, and any variances or waivers that may be required.  
**New Application.**

George Johnson Attorney for the applicant goes over the application.

Leo and Jay Weng owners of the property were sworn in.

Ken Fox Architect and Planner for the Applicants was sworn in and goes over the application.

Mr. Hantson would like to see the curb opening moved subject to the approval of the Morris County Planning Board. Mr. Hantson will call Joe Barrilla to discuss. Mr. Hantson will handle dumpster design.

Exhibit A-1: Photo of existing building.

Applicant would like to add two goose neck lighting per wall sign for the first floor businesses.

**Open to the public: None**

**Closed to the public**

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

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

Nays: None

**Application Approved with Conditions.**

**OLD BUSINESS: None**

**NEW BUSINESS:** Mr. Hantson discussed the redevelopment area.

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

A motion to adjourn was made Vice Chairman Shauer at 8:56 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