

# *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 JULY 26, 2006**

**CALL TO ORDER** Chairman McGrath called the meeting to order at 8:09PM.

**ROLL CALL: PRESENT:** Commissioner Mendoza, Shauer, Bocchino, Isselin, Alternate I Lewthwaite, Alternate II Walker, Alderwoman Romaine, Vice-Chairman Gilbert, Chairman McGrath

**ABSENT:** Alderman Visioli

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

**PLEDGE OF ALLEGIANCE** was recited by all.

**ADEQUATE NOTICE OF MEETING** was read by Secretary Nee

**MINUTES:** June 28, 2006 Minutes – next meeting

**CORRESPONDENCE:** Anyone wishing to view correspondence since the last meeting may 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.

**SD-01-06** – Shantivan Management, LLC, Block 1707, Lots 19 & 27, also known as W. Munson Ave located in the R-2 Zone. The application is a Minor Subdivision to create one (1) new building lot and convert the existing two (2) family dwelling to a one(1) family dwelling, and any other variances and waivers that may be required.

The applicant requested to be carried to the August 23, 2006 meeting

**Town of Dover Planning Board**

Regular Meeting

A motion to carry the application was made by Commissioner Walker, seconded by Commissioner Mendoza and followed with a Roll Call vote. No further notice is required.

**ROLL CALL:** Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Walker, Chairman McGrath  
Nays: None

**RESOLUTIONS**

**SP-01-06** – Dover Crafts, Block 703, Lot 8, also known as 158 W. Clinton Street located in the IND Zone. The application is a Minor Site Plan to construct an overhead door and loading area, and any other variances and waivers that may be required.

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

**ROLL CALL:** Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Lewthwaite, Vice-Chairman Gilbert, Chairman McGrath  
Nays: None

**SD-02-06** – Chaplin Homes, Block 2205, Lots 1, 2, 3 & 17, also known as Harding Ave located in the R-2 Zone. The application is a Final Major Subdivision for the creation of three (3) single family building lots, and any other variances and waivers that may be required

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

**ROLL CALL:** Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Walker, and Chairman McGrath  
Nays: None

**SP-03-06** – Woodmont at Dover, ET, LLC; Block 901, Lot 1.04, also known as Mount Pleasant Avenue located in the RAD Zone. The application is a Preliminary and Final Major Site Plan and Minor Subdivision to construct an 85,865 SF hotel and 58,697 SF office building with associated site improvements, including a variance for hotel parking, and any other variances and waivers that may be required.

Changes: Page 7, Item No. 10: add “as well as street lighting”  
Hotel is approved as an “extended stay hotel,” any other use would require Board approval.  
Page 11, Item No. 26: change word planning to “planting”

**Town of Dover Planning Board**

Regular Meeting

For the record: Mr. Hantson advised the following changes:

1. Cover Page, Item 2: should read Lot 1.03
2. Page 3, Sub-paragraph B: after date add: “last revised on June 5, 2006”
3. Page 4, small paragraph F: “Stormwater management report for Lot 1.04 of Block 901.
4. Page 9, Item 17, fourth line: “RAWP should be – Remedial Action Report “RAR”
5. Page 10, paragraph 22: end of second line should be changed to “changes have to be made prior to filing of the sub-division map or issuance of any building permit.
6. Page 11, Item 24, fourth line: estimated costs of improvements should read “estimated costs of Public improvements.”
7. Same correction on the bottom of Page 12, Item No. 32.

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

**ROLL CALL:** Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Lewthwaite, Chairman McGrath  
Nays: None

**SD-03-06** – Housing Partnership Community Development Corp., Block 514, Lot 14, also known as Spring St. located in the R-3 Zone. The application is a Minor Subdivision and variances to create three (3) new building lots for the construction of three (3) dwelling units with zero lot line side yard setbacks to meet the Town of Dover’s Affordable Housing obligation in accordance with the Housing Element of the Master Plan, 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, Isselin, Lewthwaite, Chairman McGrath  
Nays: None

**CASES:**

**SP-02-06** –Janak, JR., LLC; Block 1214, Lots 9 & 10, also known as 24-26 South Morris Street located in the C-1 Zone. The application is a Preliminary & Final Major Site Plan for the construction of a second story addition, new façade and site improvements, for a liquor store, retail store and three (3) dwelling units, with variances for off-street parking, and any other variances and waivers that may be required.

Commissioner Shauer read Marty Reynolds’ report for the record.

## Town of Dover Planning Board

### Regular Meeting

Mr. Hantson read the Engineer's report for the record.

George Johnson, Attorney, was present for the applicant. Mr. Johnson was speechless. Mr. Hantson advised that the on-site portion of the work is viable, however, practicality of fusing East Dickerson Street with the improvements that are shown, will reduce the width of the street, so it would not function safely as a two-way street. The width of Dickerson Street does not meet Town standards for the right-of-way or for car-wide width. The issue came to light when the property survey was received.

The applicant requested an extension to December 6, 2006. A new Notice will be required.

Aldерwoman Romaine made a motion to grant an extension to the applicant to the December meeting, with a new notice, seconded by Vice-Chairman Gilbert and followed with a Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Lewthwaite, Walker, Alderwoman Romaine, Vice-Chairman Gilbert, Chairman McGrath  
Nays: None

**OLD BUSINESS – SD-01-05** – Gina Pellegrino and Ronal J. Pellegrino, Jr., Block 316, Lot 16, also known as 301 W. Blackwell St. located in the R-3 Zone. Review of architectural renderings as required by condition #4 of Resolution of Approval dated 9/28/2005 presented by Bert E. Shane (current owner of Lot 16.02).

George Johnson was present to represent the applicant. Mr. Shane was sworn, he is the present owner of this property. He is proposing a four bedroom, two and a half bath home with living room, dining room, kitchen and family room with a garage in back.

Exhibit: A-1 – rendition of proposed dwelling. Mr. Shane stated that the design of the house was made to blend in with the Pellegrino dwelling. Gina Pellegrino was sworn in.

Mr. Shane advised that this is a modular dwelling. The garage and porch will be stick built; the garage is a two-car garage. (Mrs. Pellegrino's testimony is inaudible at this point.) The basement may be finished as a game room; Mr. Hantson asked if a restriction could be made stating no additional bedrooms will be constructed in the basement. Mr. Shane did not feel that was a fair requirement. This will not be a walk-out basement. Commissioner Isselin asked for the use of a more decorative baluster on the front porch; and suggested a restriction for enclosing the porch at a later date. He also requested a condition that the garage can never be converted to anything other than the garage use. Mr. Shane stated that he has worked hard to design a home that the Board expressed that they wanted to at this location, they have limited the size of the house all the way around; he feels that additional restrictions at this point in the building, (deed restrictions), will cost him. Mr. Hantson stated that the restrictions started at the date of sub-division; this was a special case, it was not an ordinary lot. He was required to come in to the Board by virtue of a sub-division condition because of concerns on how this lot would be developed.

A motion to approve the rendition of the proposed dwelling, maintaining a two-car garage in the rear of the property with no habitable living, and no enclosure of the front porch was made by Commissioner Isselin, seconded by Alderwoman Romaine and followed with a Roll Call vote.

**Town of Dover Planning Board**  
Regular Meeting

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

Nays: None

**NEW BUSINESS** – None

**EWSP** – None

A motion to adjourn was made by Alderman Romaine, seconded by Commissioner Mendoza with all in favor at 9:40PM.

**THE NEXT REGULAR SCHEDULED MEETING IS AUGUST 23, 2006**

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

Respectfully submitted,



Regina Nee  
Clerk/Secretary  
Planning Board