

# *Town of Dover Planning Board*

- Paul McGrath - Chairman
- William Gilbert –Vice Chairman
- Rafael Rivera
- Vacant
- William Shauer
- 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
- Vacant- Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Regina Nee - Clerk/Secretary

## **PLANNING BOARD REGULAR MEETING MINUTES FOR AUGUST 22, 2012**

**CALL TO ORDER** Chairman McGrath called the meeting to order at 7:34 PM.

**ROLL CALL: PRESENT:** Commissioner Isselin, Romaine, Shauer, Kurz, Rivera, Alternate Lenox, Alderman Visioli, Chairman McGrath  
**ABSENT:** Vice Chairman Gilbert

**ALSO PRESENT:** is Board Attorney Glenn Kienz and Town Engineer & Planner Michael Hantson

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

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

### **MINUTES:**

A motion to approve the minutes of July 25, 2012 was made by Commissioner Romaine, seconded by Alderman Visioli, and followed with a Roll Call vote.

Ayes: Commissioner Romaine, Kurz, Rivera, Lenox, Alderman Visioli, Chairman McGrath

Nays: None

**Motion: Approved**

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

**Open to the public:** No one wished to speak.

**Closed to the public**

**Town of Dover Planning Board**  
Regular Meeting

**RESOLUTIONS: None**

**CASES:**

**SP-02-12:** C & M Metals Recycling, LLC; Block 1905, Lot 31 also known as 106 Richards Ave. located in the IND Zone. The application is a Minor Site Plan approval to change the use from existing warehouse space to a Scrap Metal and Electronic Processing Recycling Facility, and any variances or waivers that may be required. **Carried to this Meeting; Awaiting Easement and Revised Plans.**

Sharon Weiner Esq. with the Law Firm Murphy McKeon, P.C. on behalf of C&M Metals Recycling.

James Witte is the managing member of operations representing his father who is the owner of the business. He testified they would be taking in old computers, copiers, stereos, phones, TV's and anything using circuitry. They will only remove batteries, and cartridges. Hours of Operations would be from 7:30AM to 5PM Monday thru Friday, and Saturday 8AM to 12 noon. The collected items would only be separated by type, will not be dismantled, and placed in containers inside the building. They will only remove batteries and cartridges, than placed in other containers for transport. These containers will be kept outside will be completely covered and there will be no runoff of any chemicals.

Mr. Witte testified that they are in the process of obtaining appropriate easement documentation from the railroad to allow usage of 22 x 390 foot long strip owned by the railroad. Any agreement which they enter into with the railroad will be only for their use only and will cease if C & M ceases their operation on the site.

Attorney Glenn explained to the Board if they approve he could prepare a favorable form of resolution for September 26, 2012 awaiting its execution of leased property block 1905 lot 31.

Open to the public: None

Closed to the public

Conditions:

- No storage of materials outside other than in enclosed containers.
- No operations outside the hour's testified by applicant.

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, Romaine, Shauer, Kurz, Rivera, Lenox, Alderman Visioli,  
Vice Chairman

Nays: None

**Motion: Approved**

**Town of Dover Planning Board**

Regular Meeting

**SP-06-10:** Dover Christian Center, Inc.; Block 1201 Lot 6 also known as 77 Bassett Hwy Dover, N.J. 07801 Minor Site Plan approval to expand an existing church use into a space previously used as an office, and any other variances and waivers that may be required

Jeff Barnish of William F. Barnish Properties Management, who is the owner of the property, spoke on behalf of the owner. He requested a change of the timeline for completion of work phases. Phase 1 was to be completed by July 1, 2012, Phase 2 by December 31, 2012, and Phase 3 by December 31, 2013. The applicant is now requesting permission to complete all of Phase 1 by Oct 1 2012 and the remainder by the end of this calendar year. In addition, he indicated that in Phase 1 there was an island surrounding a tree and they want to eliminate, the tree, island and curbing in this area. Discussions took place between the Board members and it was determined that the Board wanted the applicant to finish the parking lot in accordance with the new revised plan and that any alterations to the island design would be left to the sole discretion of Mike Hantson the Town Engineer. The Board agreed that phase 1 is to be completed by October 1, and Phases 2 & 3 by November 1, 2012

The Board also would like the applicant to appear before the Board at the February 2013 regular meeting to update the Board on the progress of the remaining four (4) to eight (8) Phases. At which time the Board may amend the time frame of those remaining Phases.

A motion to approve the extension of time with conditions was made by Commissioner Romaine, seconded by Commissioner Rivera, and followed with a Roll Call vote.

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

Nays: None

**Motion: Approved**

**SP-05-12:** MLIC, LLC; Block 1211, Lot 3 also known as 45-47 E. Blackwell St. located in the D2 Zone. The application is a Minor Site Plan and Parking Variance for the creation of three (3) dwelling Units in existing vacant space on the second floor, and any variances or waivers that may be required. **Incomplete.**

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**EXTENSION OF TIME: None**

**EWSP-COMMITTEE REPORT- None**

A motion to adjourn was made by Commissioner Romaine at 8:35 PM with all in favor.

**Town of Dover Planning Board**  
Regular Meeting

**THE NEXT REGULAR SCHEDULED MEETING IS SEPTEMBER 26, 2012  
WORKSHOP STARTING AT 6:30 PM AND THE REGULAR MEETING AT 7:30 PM.**

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

Respectfully submitted,

A handwritten signature in black ink that reads "Regina Nee". The signature is written in a cursive style with a large, looped 'R' and a long, sweeping tail on the 'e'.

Regina Nee  
Planning Board Clerk