

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Gilbert – Vice Chairman
- Luis Gomez
- Angel Mendoza
- William Shauer
- Antonio Acosta
- 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
- Kay Walker - Alternate I
- Rafael Rivera- Alternate II
- Kurt Senesky - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Regina Nee - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR AUGUST 26, 2009

CALL TO ORDER Vice Chairman Gilbert called the meeting to order at 7:35 PM.

ROLL CALL: PRESENT: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Gomez, Alternate Rivera, Vice Chairman Gilbert

ABSENT: Alternate I Walker, Alderman Visioli, Chairman Mc Grath

ALSO PRESENT: also present 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:

A motion to approve the regular meeting of the July 22, 2009 was made by Commissioner Romaine, seconded by Commissioner Acosta and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Shauer, Acosta, Rivera, Vice Chairman Gilbert

Nays: None

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

PUBLIC PORTION

Vice-Chairman Gilbert 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

EXTENSION OF TIME:

SD-04-04 & 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 Major Subdivision to reconfigure four (4) existing building lots into three (3) building lots with associated public improvements and any other variances and waivers that may be required. **Request one year extension of Time. Preliminary was approved with conditions by Resolution on October 27, 2004; Final was approved with conditions by Resolution on July 26, 2006.**

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

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Rivera, Vice Chairman
Gilbert

Abstained, Acosta, Gomez

Nays: None

COMPLETENESS:

SP-01-09 –Edgar A. Ramirez, Block 1801, Lot 4, also known as 75 Second St. located in the R-1 Zone. The application is a Conditional Use Permit and Minor Site Plan to use basement as a beauty parlor, and any other variances and waivers that may be required. **Carried to September 23, 2009 so that a proper site plan can be prepared.**

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SP-05-08 –Secaucus Realty, Inc., Block 1308, Lot 7, also known as 59 E. McFarlan St. located in the C-2 Zone. The application is for Bulk Variances and Preliminary & Final Major Site Plan for the renovation of the service station, canopy and other site features, and any other variances and waivers that may be required. **Carried to September 23, 2009 so that a proper site plan can be prepared.**

CASE:

SD-01-09 Christian Vega, Block 2104 Lot 27, also known as 6 Summer Ave., Located in the R-2 Zone. The application is a Minor Subdivision to create one (1) new building lot, with variances for side yard setback and building coverage, and any other variances and waivers that may be required. **Requested to be carried to June 24, 2009. At that time requested to be carried to July 22, 2009 to allow for violation compliance, then carried to August 26, 2009. Withdrawn as per letter from George Johnson dated August 26, 2009.**

A motion to withdraw without prejudice was made by Commissioner Rivera, seconded by Commissioner Romaine and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Shauer, Acosta, Gomez, Rivera, Vice Chairman Gilbert

Nays: None

WSP-01-09 –Larry Taylor, Block 1902, Lot 9, also known as 134-136 E. Blackwell St. located in the C-1 Zone. The application is a Conditional Use and Waiver of Site Plan for the creation of an additional dwelling unit, and any other variances and waivers that may be required. **Carried to August 26, 2009 for the preparation of a Site Plan. To be carried to September 23, 2009.**

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

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Gomez, Rivera, Vice Chairman Gilbert

Nays: None

WSP-02-09 Aikido Center of Dover, Block 1217 Lot 4, also known as 10 W. Blackwell St., Located in the C-1 Zone. The application is a Waiver of Site Plan to increase the occupancy granted by the EWSP Committee for a Martial Arts Studio. **New Application.**

Michael Hantson gave a background history of this application to the Board.

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Janice Taitel is a co-owner of Aikido, and goes over the application.

Open to the public: None

Closed to the public

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

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Gomez, Rivera, Vice
Chairman Gilbert

Nays: None

OLD BUSINESS: None

NEW BUSINESS:

Presentation of Draft Form Based Code with Heyer, Gruel & Associates. Tod Area, Fred Heyer, Susan Gruel, Carmen Vilante, and Dilip Chittajallv go over the presentation with the Board.

EWSP COMMITTEE: None

A motion to adjourn was made by Commissioner Romaine at 9:29 PM with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS SEPTEMBER 23, 2009 AT 7:30PM

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

Respectfully submitted,



Regina Nee
Clerk/Secretary
Planning Board