

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

Telephone: 973-366-2200 (Ext. 2141)
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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 DECEMBER 5, 2012

CALL TO ORDER Chairman McGrath called the meeting to order at 7:36 PM.

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

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 October 24, 2012 was made by Vice Chairman Gilbert, seconded by Commissioner Shauer, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Shauer, Kurz, Rivera, Lenox, Vice Chairman Gilbert, 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

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RESOLUTIONS:

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. **Approved with Conditions.**

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

Ayes: Commissioner Isselin, Shauer, Kurz, Rivera, Lenox, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Motion: Approved

SD-01-12: Cathy Cole; Block 1805, Lots 8, 9, 10 & 11 also known as 9 & 15 Park Place located in the R-2 Zone. The application is a Minor Subdivision (Lot Line Adjustment), and any variances or waivers that may be required. **Approved with Conditions.**

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

Ayes: Commissioner Isselin, Shauer, Kurz, Rivera, Lenox, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Motion: Approved

CASES:

SD-02-12: Richard Barrese; Block 709, Lot 13 also known as 28 Davis Ave. located in the R-2 Zone. The application is a Minor Subdivision to create two (2) conforming building lots, and any variances or waivers that may be required. **New Application. Application Complete. Carry to January 23, 2013 due to lack of Public Notice by Applicant.**

SP-07-12: James Hoesly; Block 1904, Lot 6 also known as 249 E. Blackwell St. located in the IND Zone. The application is a Minor Site Plan for a change of use to a Motor Vehicle Repair Garage with Retail Sales, and any variances or waivers that may be required. **New Application. Incomplete. Carried to January 23, 2013 Meeting.**

WSP-05-12: 291 E. Blackwell St., LLC; Block 2316, Lot 10 also known as 291 E. Blackwell St. located in the IND Zone. The application is a Waiver of Site Plan for a change of use from a plumbing supply use to a Motor Vehicle Repair Garage use, and any variances or waivers that may be required. **Carried to December 5th. Possible Resolution Action.**

George Johnson representing the applicant goes over the application.

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Michael Hantson reviewed the application. Application was amended to a Minor Site Plan. The application will be done as a 2 phase project. The drainage issue in the parking area will be resolved with an installation of drainage recharge blanket in the center of the lot. The area around that will be paved and stripped. Lighting was examined and determined satisfactory. The first phase will be consisting of the property being cleaned up, fence repair, filling in pot holes. No more than 4 lifts. The second phase will consist of paving the stoned area and installation of the recharge area to be done prior to July 1, 2013. Applicant cannot use that area for parking or storage until such time. Sidewalk repair and create a landscape area in the front to dress up the Blackwell Street frontage.

Open to the Public:

Haeed Basad was sworn in. Mr. Basad has been a customer of the applicant for the past 20 years and is very happy with the services rendered.

Closed to the public

A motion to approve application, and resolution as prepared was made by Commissioner Rivera, seconded by Vice Chairman Gilbert, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Shauer, Kurz, Rivera, Lenox, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Motion: Approved

SP-06-12: Jamie Gutierrez t/a Pan Pizza Bakery II; Block 1325, Lot 12 also known as 44 N. Sussex St. located in the C-1 Zone. The application is a Minor Site Plan to permit a restaurant use (table and chairs) in the existing bakery, and any variances or waivers that may be required.
New Application.

A motion to approve the application and prepare a favorable resolution was made by Commissioner Romaine, seconded by Commissioner Shauer, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Shauer, Kurz, Rivera, Lenox, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Motion: Approved

OLD BUSINESS: None

NEW BUSINESS: None

EWSP-COMMITTEE REPORT- None

A motion to adjourn was made by Chairman McGrath at 8:00 PM with all in favor.

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**THE NEXT REGULAR SCHEDULED MEETING IS JANUARY 23, 2013
REORGANIZATION AT 6:30 PM AND WORKSHOP TO FOLLOW. 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 cursive script that reads "Regina Nee".

Regina Nee
Planning Board Clerk