

# *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 DECEMBER 2, 2009**

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

**ROLL CALL: PRESENT:** Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Alternate Walker, Alternate Rivera, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

**ABSENT:** Commissioner Gomez

**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:**

The Regular Meeting Minutes of October 28, 2009 will be ready for the next meeting of January 27, 2010.

**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.

**RESOLUTIONS: None**

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**CASE:**

**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 this meeting from the September meeting to give time for the preparation of a Site Plan and receipt of an easement, with new notice being required. Application still incomplete.**

A motion to dismiss without prejudice with a condition of 90 days to reapply was made by Alderman Visioli, seconded by Commissioner Walker and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Walker, Rivera, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

Nays: None

**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 Minor Site Plan approval to use basement as a Home Occupation as a beauty parlor, and any other variances and waivers that may be required. **Amended Application due to a denied Waiver of Site Plan.**

George Johnson attorney for the applicant goes over the application with Edgar Ramirez owner of the property. Maximum signage allowed is 60 square inches. No retail is allowed. Hours of operations would consist of Monday thru Wednesday 10-5 and 10-7 on Thursday thru Saturday by Appointment only. Only one station operated by homeowner would be allowed with no employees.

**Open to the public: None**

**Closed to the Public**

A certificate of compliance would be needed prior to the opening of the business. A copy of the license is to be supplied to the Code Enforcement Department.

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

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Walker, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

Nays: None

**WSP-03-09** – Las Costillas De Pedro, LLC; Block 1326, Lot 3, also known as 55-57 N. Sussex St. located in the C-1 Zone. The application is a Waiver of Site Plan for the expansion

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of the existing restaurant use into space previously occupied by a barber shop. **New Application.**

Lee Levitt is the attorney for the applicant. Mr. Pedro Roman owner of Las Costillas de Pedro Restaurant had a family member interpret and they were both sworn in, and go over the application. The existing restaurant has a lease term of 15 years with another 5 year option. Mr. Roman also has another restaurant in Paterson, NJ. The existing restaurant has 16 chairs, and 40 chairs are proposed on the new site. Preparation takes place in the basement, but all cooking takes place upstairs.

The construction official may ask that a handicapped bathroom maybe needed per code. The applicant was asked to make an appointment with him to go over the codes for handicapped bathrooms.

Plan shows for 59 seats and the applicant would like an approval for up to 59 seats. The Board asked Commissioner Isselin to go over and approve a trash enclosure, and establish a recycling program with applicant.

The applicant would have to make an application to the Historic Preservation Committee for any change to the exterior of the building. And obtain their approval for such change.

**Open to the public: None**

**Closed to the public**

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

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Walker, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

Nays: None

**EWSP COMMITTEE: None**

**NEW BUSINESS:** Ordinance No. 18-2009 – Downtown Districts (Form Based Code): Referral from Governing Body (NJSA 40:55D-26 & 64)

A motion to approve Ordinance No. 18-2009 was made by Alderman Visioli, seconded by Commissioner Mendoza and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Walker, Rivera, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

**Nays: None**

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**OLD BUSINESS: None**

A motion to adjourn was made by Commissioner Romaine at 8:56 PM with all in favor.

**The Reorganization meeting is on January 27<sup>th</sup> at 6:30 PM with the workshop meeting to immediately follow, and the regular meeting to begin at 7:30 PM.**

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

Respectfully submitted,

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

Regina Nee  
Clerk/Secretary  
Planning Board