

# *Town of Dover Planning Board*

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

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

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

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

**ALSO PRESENT:** 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:**

The Reorganization meeting minutes of January 25, 2012 will be ready for the next meeting of March 28, 2012.

The Regular Meeting Minutes of January 25, 2012 will be ready for the next meeting of March 28, 2012.

**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**

### **RESOLUTIONS:**

#### **EXTENSION OF TIME:**

**SP-06-10:** Paul Barnish; Request for extension of time for phased improvements. **Approved with conditions. The resolution is to be approved at the next meeting.**

**Town of Dover Planning Board**

Regular Meeting

**CASE:**

**SP-02-11:** JP Investments, LLC; Block 2316, Lot 12 also known as 311 E. Blackwell St. located in the IND Zone. The application is Minor Site Plan for the construction of a 30' X 40' Storage Bubble, Above Ground Storage Tanks and Containments, and expansion of truck & trailer parking, and any variances or waivers that may be required. **Carried to March 28, 2012 no new notice required.**

**SP-01-12:** Dover Blackwell Realty, LLC; Block 1207, Lot 2 also known as 1-5 W. Blackwell St. & 10 N. Warren St. located in the D2 Zone. The application is Preliminary & Final Major Site Plan and "C" Variances to create additional retail spaces and school space on the first floor, construct first floor façade improvements, install new projecting and canopy signage, and any variances or waivers that may be required. **Incomplete – Scheduled for March 28th.**

A motion to Deem Application Incomplete was made with all in favor.

**Motion: Approved**

**WSP-08-11:** Felipe Holgain; Block 1325, Lot 15 also known as 54 N. Sussex Street located in the C-1 Zone. The application is a referral from the EWSP Committee due to lack of jurisdiction for a change of permitted use from a Retail Use to a Deli / Restaurant use, and any variances or waivers that may be required. **New Application Referred from EWSP Committee carried from the January 25, 2012 meeting.**

Felipe Holgain is the owner of a Deli/Restaurant he is trying to open, which will serve cold sandwiches, and fruit juices. Mr. Holgain testified all garbage will be kept inside until garbage day. He would like to install a counter along the front window and have 4 stools there for customers to eat at; most of his business will be take out.

Open to the public: None

Closed to the public

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

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

Nays: None

**Motion: Approved**

**Town of Dover Planning Board**

Regular Meeting

**SP-03-11:** C & M Metals Recycling, LLC; Block 1905, Lot 46 also known as 160 Richards Ave. located in the IND Zone. The application is Minor Site Plan for the repaving of existing asphalt and concrete paving and installation of storm drainage improvements, and any variances or waivers that may be required. **Carried from the January 25, 2012 meeting.**

Sharon Weiner Attorney for C&M Metals summarizes the application.

James Witte is a managing member of C&M Metals was sworn in. Mr. Witte gave a brief description of the application, and about the property.

Kenneth L. Woodruff was sworn in. Mr. Woodruff is an Environmental Professional qualified Environmental Auditor through the New Jersey DEP with a Bachelor Science Degree, and Mineral Processing Engineering from Pennsylvania State University self employed with 39 years of experience. Mr. Woodruff goes over the application, and explains to the Board that the regulations are needed according to NJ DEP for Scrap Metal Recycling Companies.

Anthony Deconciliis was sworn in. Mr. Deconciliis is the General Manager of C&M Metals who is on the site every day. The scale is made for large and small vehicles. The entrance for the large trucks will be through Mercer Street and exiting through Richards Avenue. Existing truck scale will be removed, and a new one installed in a different area. Long term goal is to remove existing building within the next year to two years.

Kenneth Woodruff talks about the oil water separator.

Kumaresh Sen Licensed Professional Engineer, his office prepared the Site Plan. DEP approval will be part of the Site Plan for the oil water separator.

Michael Hantson explains that the collection system should be designed as made part of the application so that the applicant does not need to return to the Board when seeking DEP Approval prior to installation.

Open to the Public: None  
Closed to the public

**A motion was made by Alerman Visioli, and seconded by Vice Chairman Gilbert for the Board attorney Glenn Kienz to prepare a favorable resolution, and to carry the application to the next meeting March 26<sup>th</sup>. With all in favor.**

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**EWSP-COMMITTEE REPORT- None**

**Town of Dover Planning Board**

Regular Meeting

A motion to adjourn was made by Alderman Visioli at 8:25 PM with all in favor.

**THE NEXT REGULAR SCHEDULED MEETING IS MARCH 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 cursive script that reads "Regina Nee".

Regina Nee  
Clerk/Secretary  
Planning Board