

# *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 MARCH 28, 2012**

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

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

A motion to approve the minutes of the Reorganization Meeting of January 25, 2012 was made by Alderman Visioli, seconded by Vice Chairman Gilbert, and followed with a Roll Call vote.

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

Nays: None

**Motion: Approved**

A motion to approve the regular minutes of the Meeting of January 25, 2012 was made by Vice Chairman Gilbert, seconded by Chairman McGrath, and followed with a Roll Call vote.

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

Nays: None

**Motion: Approved**

A motion to approve the regular minutes of the Meeting of February 22, 2012 was made by Alderman Visioli, seconded by Vice Chairman Gilbert, and followed with a Roll Call vote.

**Town of Dover Planning Board**

Regular Meeting

Ayes: Commissioner Isselin, Kurz, Rivera, Lenox, Alderman Visioli, 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**

**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. Board secretary has not received the resolution from Kurt Senesky.**

**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. **Approved with conditions.**

A motion to approve the resolution was made by Alderman Visioli, seconded by Commissioner Romaine, and followed with a Roll Call vote.

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

Nays: None

**Motion: Approved**

**Motion: Approved**

**CASE:**

**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.

The board needs to take an action on the application, and if passed vote on the resolution.

Board Attorney Glenn Kienz was to prepare Favorable Resolution.

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

**Closed to the public**

A motion to approve the application with conditions and the resolution was made by Alderman Visioli, seconded by Commissioner Isselin, and followed with a Roll Call vote.

**Town of Dover Planning Board**

Regular Meeting

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

Nays: None

**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.**

**Attorney for the applicant-George Johnson requested the application be carried to the April 25<sup>th</sup> meeting.**

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

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

Nays: None

**Motion: Approved**

**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.

George Johnson Attorney for Dover Blackwell Realty, LLC summarizes the application.

Maureen Difonzo is the Administrative Director of Dover Business College was sworn in, and gave a brief description of the application. 1-3-5 W. Blackwell Street & 10 N. Warren are the addresses for the application.

Michael Kuybida is the Architect for the applicant was sworn in. Six new retail spaces are proposed. Two retail spaces will be located off Blackwell, three on Bassett Hwy, and one on Warren Street. Three new entrances will be on Bassett, and 1 new entrance on Warren. The entrance for Dover Business College will be on W. Blackwell to be used for the administrative offices.

Exhibit A-1 pictures of lights for Banners.

Lights will be on until 11:00 pm. There will be 4 façade lights on Blackwell and 5 on Sussex. Fascia will have wash lights. Lights are to be approved by the Historical Preservation Committee. Variance for size, location, and the number of banners is needed.

All garbage will be stored indoors.

**Town of Dover Planning Board**

Regular Meeting

**Open to the Public:** Jay Thomson who has his Insurance Business located at 15 N. Sussex Street is in favor of the application.

**Closed to the public**

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

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

Nays: None

**Motion: Approved with Conditions.**

**OLD BUSINESS: None**

**NEW BUSINESS: Ordinance No. 03-2012 & No. 04-2012**

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

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

Nays: None

**Motion: Approved**

**EWSP-COMMITTEE REPORT- None**

A motion to adjourn was made by Commissioner Romaine at 8:57 PM with all in favor.

**THE NEXT REGULAR SCHEDULED MEETING IS APRIL 25, 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,



Regina Nee  
Clerk/Secretary  
Planning Board