

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 APRIL 25, 2012

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

ROLL CALL: PRESENT: Commissioner Isselin, Fico, Shauer, Kurz, Rivera, Vice Chairman Gilbert, Chairman McGrath

ABSENT: Commissioner Romaine, Alternate Lenox, Alternate Dollard, Alderman Visioli

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 March 28, 2012 was made by Vice Chairman Gilbert, seconded by Commissioner Rivera, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Kurz, Rivera, 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:

SP-06-10: Paul Barnish; Request for extension of time for phased improvements. **Approved with conditions.**

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

Ayes: Commissioner Isselin, Rivera, 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. **Approved with Conditions.**

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

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

Nays: None

Motion: Approved

EXTENSION OF TIME: None

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. **Carried to May 23, 2012 with no new notice required all in favor.**

SP-03-12: Ayers Chevrolet, Inc.; Block 1615, Lot 3 also known as 1 Route 46 West located in the IND Zone. The application is a Preliminary & Final Major Site Plan for the construction of a 1,184 SF Service Write-Up/Drop-Off Area addition, new facade, signage and site striping, and any variances or waivers that may be required. **New Application.**

George Johnson attorney for the applicant and David Ayers one of the owners was sworn in and gave a description of the application, and design.

Exhibit A-1 pictures of building – proposed look

William Bodwell Licensed Professional Engineer. David Ayers. Mr. Bodwell goes over the changes that are proposed such as the enclosure of the service entrance, drop off, and traffic flow.

The applicant will work with the Town Engineer concerning directional signage on the property.

Open to the public: No one wished to speak.

Closed to the public

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

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

Nays: None

Motion: Approved

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 this meeting, no new notice required.**

George Johnson Attorney representing applicant goes over the application.

Paul Masser principal of JP Investments is sworn in, and goes over the application. Two vehicles have been removed, and the applicant addressed the graffiti issues. Atlas Disposal & Dover Environmental Science Inc. work as one tenant and Santos Oil Inc. (old Caserta Electric Space) is the second tenants located at this address. The Board had approved two tenant spaces.

John Ferrante Licensed Professional Engineer, Professional Planners License, and a licensed Site Remediation Professional and is employed by E2 Project Management from Rockaway. Mr. Ferrante prepared the site plan for the applicant, and goes over the application.

Town Engineer Michael Hantson explains to the applicant that the Board will need detailed drawings from the applicant with dimensions showing that the property can function properly. A letter from DEP or permit saying the applicant is authorized to store containers in the flood plain.

Open to the public: No one wished to speak.

Closed to the public

Revised drawings should be given to Mr. Hantson by May 16, 2012 so that the drawings can be reviewed before meeting again with the Board.

A motion to carry application to June 27, 2012 meeting no new notice required was made by Commissioner Shauer, seconded by Chairman McGrath, and followed with a Roll Call vote.

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

Nays: None

Motion: Approved

Board gave a five minute recess.

Chairman McGrath called the meeting back to order at 9:06pm.

WSP-04-12: 39-41 West Blackwell, LLC; Block 1206, Lot 11 also known as 39 W. Blackwell St. located in the BHRPA Zone. The application is a Waiver of Site Plan for a change of use to

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permit a Church Use in conjunction with a previously approved Live Performance Theater Use, and any variances or waivers that may be required. **New Application.**

Lee Levitt Attorney for the applicant and one of the principals of 39-41 W. Blackwell goes over a brief description of the property.

Pastor Edwin Blass of the Central International for the Family, church was sworn in, and explained about the church services he holds there.

Lee Levitt explains to the Board that the theater has removable seating and, the church uses 180 seats for its members.

A motion to carry the application to May 23, 2012 meeting with new notice required requesting a parking variance was made by Commissioner Gilbert, seconded by Commissioner Fico, and followed with a Roll Call vote.

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

Nays: None

Motion: Approved

OLD BUSINESS: None

NEW BUSINESS:

Land Use Ordinance 03-2012 trash Enclosures, and Ord. 04-2012 Basement Office Uses adopted by Mayor & Board of Alderman.

EWSP-COMMITTEE REPORT- None

A motion to adjourn was made by Chairman McGrath at 9:30 PM with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS MAY 23, 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