

# *Town of Dover Planning Board*

- William Shauer - Chairman
- Rafael Rivera –Vice Chairman
- William Isselin
- Jerry Hoffman
- Nick Cerilli
- Scott Miller
- Frank Zanotti

COUNTY OF MORRIS  
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DOVER, NEW JERSEY 07801

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- James P. Dodd - Mayor
- Cindy Romaine – Mayor's Rep.
- James Visioli - Alderman
- Ed Ridner Alternate I
- OPEN Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Tamara Bross - Clerk/Secretary

## **PLANNING BOARD REGULAR MEETING MINUTES FOR APRIL 25, 2018**

**CALL TO ORDER:** Chairman Shauer called the meeting to order at 7:30 PM.

### **ROLL CALL:**

**PRESENT:** Commissioners Isselin, Hoffman, Miller, Zanotti, Ridner , Alderman Visioli, Vice Chairman Rivera and Chairman Shauer

**ABSENT:** Commissioners Romaine, Cerilli and Michael Hantson, Board Engineer/Planner

**ALSO PRESENT:** Glenn Kienz Esq. Board Attorney and Tamara Bross, Board Secretary.

**PLEDGE OF ALLEGIANCE** was recited by all.

**ADEQUATE NOTICE OF MEETING** was read by Ms. Bross.

### **CASES:**

**P17-08 Jing Yee Limited Partnership**, Block 1203, Lot 2; also known as **1-21 Bassett Highway**. Applicant seeks Preliminary & Final Site Plan approval to remove and update façade. Improvements include 2 tower landmarks added to building with new street scape, existing uses remain. –**Carried from March 28, 2018**

Doug Sklar Esq. was present for the Applicant and presented the following to answer open items carried from March 28<sup>th</sup> meeting:

- The ATM will remain outside under a new overhang
- A second tower will be constructed to balance façade
- A construction schedule has been submitted and accepted by the Town Engineer
- The municipality will undertake street improvements and will be reflected in developers agreement

Mr. Kenneth Fox (still sworn in) submitted –

1. exhibit **A-3** dated 4/25/2018 and is a colorized site plan

Ms. Bross stated that a revised site plan was submitted and will be signed as final plan.

Open to Public- no members from the Public present

Motion was made to approve application with conditions, revised site plans *AND* anticipatory resolution by Alderman Visioli and seconded by Commissioner Isselin. The vote was 8-0 to APPROVE.

Chairman Shauer recused himself from voting on resolution below.  
Vice Chairman Rivera led the balance of meeting.

### RESOLUTION

**P18-01 Alfa Investments LLC**, Block 807, Lot 1; also known as **342 Clinton Street**. Applicant seeks Minor Subdivision approval for (2) 5,000 S.F. lots and construction of one dwelling on new lot; variance relief is needed for insufficient rear yard setback and maximum building coverage for proposed lot 1.01 and any other relief needed.

Motion was made to approve resolution by Commissioner Ridner and seconded by Commissioner Isselin. The vote was 7-0 to APPROVE.

### EXPEDITED WAIVER OF SITE PLAN:

**EWSP 18-01 Thomson Piano Works LLC**; Block 1214 Lot 13; also known as **36 E Dickerson St.** Applicant sought change of use from Contracting Company to Piano Refurbishing Business with small retail of refurbished pianos (no new pianos) in front of space. **APPROVED by Committee March 19, 2018**

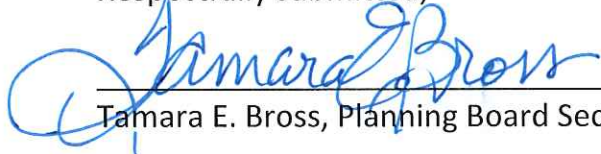
Mr. Kienz offered the following:

- Application met all ordinance requirements
- Applicant relocated from Bassett Hwy location and was there for many years
- Applicant will purchase building

Ms. Bross reminded Board to file disclosure forms.

Commissioner Isselin made a motion to adjourn, Alderman Visioli seconded, with all in favor.  
Adjourned 7:41pm.

Respectfully submitted,

  
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Tamara E. Bross, Planning Board Secretary