

# *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 MAY 23, 2012**

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

**ROLL CALL: PRESENT:** Commissioner Isselin, Fico, Romaine, Shauer, Kurz, Rivera, Alternate Lenox, excused himself from the meeting 7:43 p.m.  
Chairman McGrath

**ABSENT:** Alternate Dollard, Alderman Visioli, Vice Chairman Gilbert

**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 April 25, 2012 was made by Commissioner Fico, seconded by Commissioner Shauer, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Fico, Shauer, Kurz, Rivera, 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**

**Town of Dover Planning Board**

Regular Meeting

**RESOLUTIONS;**

**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. **Approved with conditions.**

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

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

Nays: None

**Motion: Approved**

**CASES:**

**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 June 27th, 2012 Meeting with no new notice required.**

**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 June 27<sup>th</sup>, 2012 Meeting. with no new notice required.**

**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 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 the application.

William Denzler Professional Planner since 1993 was sworn in, and goes over the application.

Exhibit A-1 two maps. The top map showing Town of Dover Website Downtown Area indicating the major streets, parking areas, and municipal parking lots.. The bottom aerial taken from Morris County Planning Board 2007 indicates the site outlined in green as well as other parking areas outlined in red and downtown streets.

The ordinance requires 1 parking space per 3 seats for church uses. The existing church has a total of 1200 seats which would require 400 off street parking spaces, the ordinance states parking has to be available within 500 feet of the site. As shown on the aerial outlined private and public parking areas which would accommodate the church use.

**Town of Dover Planning Board**

Regular Meeting

Pastor Edwin Blass of the Central International for the family was sworn in. The church hours on Sunday are at 11:00 AM, and 6:30 P.M. to 8:30 P.M. Sunday night service is the longest service. Thursday night service is from 8:00pm to 10:00pm. There will only be one activity at a time, held in the building.

The application is for a Minor Site Plan waiving the check list items.

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

Ayes: Commissioner Isselin, Romaine, Shauer, Kurz, Rivera, Chairman McGrath

Nays: Commissioner Fico

**Motion: Approved**

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**EWSP-COMMITTEE REPORT- None**

A motion to adjourn was made by Commissioner Romaine at 8:12 PM with all in favor.

**THE NEXT REGULAR SCHEDULED MEETING IS JUNE 27, 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