

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Gilbert –Vice Chairman
- Luis Gomez
- Vacant
- William Shauer
- Antonio Acosta
- William Isselin

COUNTY OF MORRIS
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801

Telephone: 973-366-2200 (Ext. 154)
Fax: 973-366-0039

- James Dodd - Mayor
- Cindy Romaine – Mayor's Rep.
- James Visioli - Alderman
- Vacant - Alternate I
- Rafael Rivera- Alternate II
- Kurt Senesky - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Regina Nee - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR JUNE 23, 2010

CALL TO ORDER Chairman McGrath called the meeting to order at 7:42 PM.

ROLL CALL: PRESENT: Commissioner Shauer, Acosta, Gomez, Alternate Rivera, Alderman Visioli, Chairman McGrath

ABSENT: Commissioner Isselin, Romaine, Vice Chairman Gilbert

ALSO PRESENT: Attorney Ed Trawinsky filled in for Board Attorney Kurt Senesky, and also present is Town Engineer and 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 meeting of May 26, 2010 was made by Commissioner Acosta, seconded by Commissioner Gomez, and followed with a Roll Call vote.

Ayes: Commissioner Shauer, Acosta, Gomez, 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: NONE

CLOSED TO THE PUBLIC

RESOLUTIONS:

Town of Dover Planning Board

Regular Meeting

SP-02-10 –Faithful Word Fellowship, Inc.; Block 1201, Lot 6, also known as 105B Bassett Hwy. located in the Bassett Highway Redevelopment Plan Area. The application is for a Minor Site Plan approval to change a use of a tenant space from office use to a church use, and any additional variances, waivers or other relief required by the Board. **Approved with Conditions.**

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

Ayes: Commissioner Shauer, Acosta, Gomez, Rivera, Chairman McGrath

Nays: None

Motion: Approved

CASE:

SP-01-10 T- Mobile Northeast, LLC; Block 803, Lot 2, also known as 13 Richboynton Road located in the IND Zone. The application is for approval to construct a wireless communication facility on the property consisting of a 150’ tall monopole with antennas places at a height of 150’, and equipment cabinets located at the base of the pole, and any additional variances, waivers or other relief required by the Board. **Requested to be carried to July 28, 2010.**

SP-03-10 –Christian Center of Morris; Block 1221, Lot 1, also known as 62-68 W. Blackwell St. located in the D4 Zone. The application is for Minor Site Plan approval to permit a church use in an existing vacant tenant space, and any other variances and waivers that may be required.

George Johnson Attorney for the applicant gave a review of the application.

Pastor Rafael Diaz, and Maria Le Leon who reside at 8 North Cape Trail in Rockaway were sworn in, they explained to the board the location they have the church in presently is going to be no longer available for their use in the very near future. They picked this location because there is a parking lot located across the street .The occupancy of the space they are asking approval for has a 49 person limit at this time, which will more than handle their congregation. If at any time the occupancy should exceed 49 another means of egress would have to be provided.

Dr. Roberto Piccolo owner of the building and who resides in Randolph, NJ was sworn in, he explains to the board he understands a handicapped bathroom must be constructed for this tenant if the board approves his application, and he is willing to have that done. And that he also understands any signage must comply with the D4 zoning regulations. And the tenant would have to apply for the necessary permits.

Michael Hantson stated to the board that prior to occupancy of the space the bathroom would have to be constructed and all permits finalized out. He also stated the occupancy load is limited to 49 people only at this time and if it ever exceeds that a second means of egress would have to be constructed and approved.

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

Michael Hantson asked the Board that the drawing be amended to reflect the proper address, and the first two occupancy notes were not applicable for the minor site plan be removed.

Town of Dover Planning Board

Regular Meeting

Board Attorney recommended adding compliance with the Fire Official's Report.

Ayes: Commissioner Shauer, Acosta, Gomez, Rivera, Alderman Visioli, Chairman McGrath

Nays: None

Motion: Approved

NEW BUSINESS

SP-03-06 – Woodmont at Dover, ET, LLC; Block 901, Lot 1.04, also known as Mount Pleasant Avenue located in the RAD Zone. The application is a Preliminary and Final Major Site Plan and Minor Subdivision to construct an 85,865 SF hotel and 58,697 SF office building with associated site improvements, including a variance for hotel parking, and any other variances and waivers that may be required. Approved with conditions on July 26, 2006; One (1) Year Extension for Office Building granted June 25, 2008 with an additional one year extension approved June 24, 2009– **Request an additional One (1) Year Extension for Office Building.**

A motion to approve one year extension was made by Alderman Visioli, seconded by Commissioner Acosta, and followed with a Roll Call vote.

Ayes: Commissioner Shauer, Acosta, Gomez, Rivera, Alderman Visioli, Chairman McGrath

Nays: None

Motion: Approved

OLD BUSINESS: None

EWSP: None

A motion to adjourn was made by Commissioner Shauer at 8:07 PM with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS JULY 28, 2010 AT 7:30PM

IF ANY MEMBER CANNOT ATTEND, PLEASE CALL CLERK AT 366-2200-ext.115

Respectfully submitted,



Regina Nee
Clerk/Secretary
Planning Board