

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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- James P. Dodd - Mayor
- Cindy Romaine – Mayor's Rep.
- James Visioli - Alderman
- Ed Ridner Alternate I
- T.C. McCourt Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Tamara Bross - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR JUNE 27, 2018

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

ROLL CALL:

PRESENT: Commissioners Isselin, Miller, Zanotti, McCourt, Alderman Visioli, Vice Chairman Rivera and Chairman Shauer

ABSENT: Commissioners Hoffman, Romaine, Cerilli, Miller and Ridner

ALSO PRESENT: Glenn Kienz Esq. Board Attorney, Michael Hantson, Board Engineer/Planner and Tamara Bross, Board Secretary.

Chairman Shauer welcomed our new member T.C. McCourt

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Ms. Bross.

CASES:

P18-02, DANAPOLY INC, Block 2204, Lot 8; also known as **85 Harrison Street**. Applicant seeks ratification of an existing accessory framed 30' x 27' (810 SF) material storage structure as amended site plan approval.

Anthony Bucco Esq. of Murphy McKeon P.C., Riverdale NJ was present for the Applicant and presented the following:

- This application is an amended site plan for a 810 square foot overhang
- It is attached to the 23,761 square foot principal building
- Client was not aware site plan approval was required - as it is open on three sides
- Property is in the industrial zone
- Following waivers are requested

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1. Environmental impact statement
2. Certificate of Compliance – no building permit at this time
3. Existing and Proposed contours and elevations
4. Delineation of flood plains and wetlands – flood plains was submitted prepared by Dykstra Walker
5. Landscape Plan
6. Steep Slope calculations
7. Rights-of-way and easements

Mr. Kientz and Mr. Hantson conferred and deemed application can move forward. Kenneth Fox of Fox Architectural Design, Ledgewood, NJ was sworn in and accepted as Architect and Planner as he has appeared before this Board many times.

He offered the following testimony to the Board and answered questions of Members:

- Agrees with all testimony Mr. Bucco has put on the record
- Mr. Fox would label structure as overhang and not outdoor storage as it is open on three sides
- Agrees to comply with Mr. Hantson's report dated June 26, 2018
- Mr. Fox is not aware of any fill on property

Mr. Hantson stated that there is fill/ blacktop and it must be removed and brought back to original grade.

- Mr. Fox is not aware of material piled up on property and is possible that it is not on Applicants property; he will investigate
- Mr. Fox stated that any material if any, will be removed in 60 days.

Commissioner Isselin stated that he wanted all outdoor storage to remain under overhang and not anywhere else on property.

- Mr. Fox stated that he would define any additional outdoor storage on plan and provide revised plans
- Cardboard compactor and dumpster will be designated on plan as well
- Proposed work is less than \$20,000

Mr. Hantson deemed the application complete based on the items that they are asking for and is a minor site plan.

Open to Public- no members from the Public present

Motion was made to approve application with conditions and revised site plans by Commissioner Miller and seconded by Alderman Visioli. The vote was 7-0 to APPROVE.

P18-03, DOVER VETERANS RENEWAL HOUSING ASSOC. Block 1219, Lot 2; also known as **Prospect Street, Redevelopment Parcel P-1.** Applicant proposes to amend original application P17-01 approved on 3/22/2017 to add two (2) additional dwelling units for a total of 70 units. Building is also reconfigured & will require a new maximum build-to-line setback.

Cameron MacLeod Esq. with Gibbons P.C., Newark, NJ was present for the Applicant. Mr. Kienz swore in Greg Domalewski, MidAtlantic Engineering Partners, Hamilton NJ testifying as engineer and the Board accepted his qualifications.

Jessica Caldwell as planner, also accepted by the Board to testify.

Mr. Kienz stated for the record that a letter from Head Start of Morris County was submitted, dated June 27, 2018. As there is no one present to testify it will go into the file for informational purposes.

Mr. Domalewski offered the following testimony to the Board and answered questions of Members:

- Presented site plan
- Additional 2 bedroom and additional 3 bedroom apartment added from previous approved plan (2 total)
- One way exit out to Thompson Street
- One additional parking space on Thompson Street for a total of 14 spaces
- The setback on Chestnut Street is proposed to be 23.5' back; 17.3' back previously approved and 15' maximum is required.

Ms. Caldwell offered the following testimony to the Board and answered questions of Members:

- Variation from redevelopment plan
- There are slope issues and constraints on property that would make it difficult to comply
- Wall would be larger/higher
- Further back aligns nicely with remaining home
- Minor request to ask for 8 additional feet.
- Adds additional green space

Keith Peacock, Architect, Kitchen & Associates, Collingswood NJ was sworn in and qualifications were accepted; he testified to the following:

- Exhibits were offered-
 1. A-1 colorized Thompson Street – A8 in application packet
 2. A-2 colorized Prospect Street – A9 in application packet
 3. A-3 site plan colorized version of submitted plan
- No architectural changes including features & materials of previous approved plan

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- Improves project by moving utility room and setting back building
- Existing retaining wall remains
- Slope from building to sidewalk – pushing building back allows for a gradual slope instead of building a massive wall
- There will be fall protection on all retaining walls
- This is a better plan

Mr. Hantson made clear that there are no conditions placed on the previous approval that will change except for setback and number of apartments; that will be in this resolution.

The Chairman opened the meeting to the Public.

Mary Hay - 36 Prospect Street Dover, was sworn in and requested that her fence be repaired. Mr. Hantson and/or applicant agreed to repair fence and be a good neighbor.

Douglas Dickerson – 34 Chestnut Street Dover was sworn in and asked about noise from trains. The engineer testified that windows will be built to code. Mr. Dickerson asked if emergency vehicles can make it to site; Mr. Hantson assured him they could.

Public portion was closed.

After discussion from the Board Members Commissioner Isselin made a motion to approve application to amend the following:

- add 2 additional units, the onsite super will live in one
- push the setback line back to 23.5 feet (exception from original plan)
- egress on Thompson Street exit only

Vice Chairman Rivera seconded. Roll was taken and APPROVED 7-0

OLD BUSINESS –

Mr. Kienz reviewed the Board of Education meeting that took place April 18, 2018.

Mr. Hantson reviewed the following:

Ordinance No. 09-2018 Chapter 236-53 *amend development checklist*

Ordinance No. 11-2018 Chapter 236-38.2 *amend building & structure lighting*

There were no comments from the Board after review.

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Mandatory training class for all Board members about MEL & Storm Water Training July 11 or July 25, 2018.

Ms. Bross stated that Commissioners Cerilli and Zanotti completed and passed the mandatory training required by MLUL.

Commissioner Isselin made a motion to adjourn, Alderman Visioli seconded, with all in favor.
Adjourned 9:00pm

Respectfully submitted,



Tamara E. Bross, Planning Board Secretary