

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)
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- 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 JULY 28, 2010

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

ROLL CALL: PRESENT: Commissioner Isselin, Romaine, Shauer, Acosta, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

ABSENT: Commissioner Gomez, Alternate Rivera

ALSO PRESENT: is Board Attorney Kurt Senesky, and Town Engineer and Planner Michael Hantson

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Secretary Nee

MINUTES:

The Regular Meeting Minutes of June 23, 2010 will be ready for the next meeting of August 25, 2010.

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:

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.
Approved with conditions.

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

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

Nays: None

Motion: Approved

EXTENSION OF TIME:

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. Approved with conditions.**

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

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

Nays: None

Motion: Approved

CASE:

SP-04-10 –North American Heaven & Earth Society, LLC Block 1208, Lot 10, also known as 5-6 E. Blackwell St. located in the D2 Zone. The application is a Minor Site Plan to convert and existing vacant space previously utilized as an office to expand an existing Martial Arts & Dance Studio, and any additional variances, waivers or other relief required by the Board. **New Application.**

George Korpita Attorney for the applicant goes over the application of a martial arts and Zumba dance studio.

Kristoffer Esparza co-owner testified they conduct both martial arts and Zumba (a Latin-American dance workout) classes in the existing and would also conducting the classes in the proposed space. There are fifteen martial art classes each week consisting of ten children ranging in age from five to teenager. The Zumba classes are held Monday through Thursday and on Saturday. There are three Zumba classes per day, each lasting one hour. The facility is open from 6:00 a.m. to 7:00 p.m. The participants in the martial art classes are generally brought to the classes by their parents who either sit through the class or leave and pick their child up at the conclusion of class.

The use group will be changed from a Mortgage Company (Office Use) to a Place of Assembly which will require a certificate from the Construction Official prior to occupancy. Applicant will also obtain a Certificate of Compliance for the expanded space prior to using the space from the Code Enforcement Department.

Open to the public: None

Closed to the public

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

Ayes: Commissioner Isselin, Romaine, Shauer, Acosta, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Motion: Approved

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 placed 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. **Carried from June 23, 2010 Meeting.**

Reginald Jenkins Attorney with Price, Meese, Shulman & D'Arminio gave an overall explanation of the application..

Jason Fichter Engineer for T-Mobile explained how the site will be beneficial for T-Mobile and additional wireless carriers.

Jeffrey Peters Vice President of Diamond Communications was sworn in. He explained Diamond Communications will be responsible to for maintaining around the tower, to include vegetation and fencing.

Ben Shidfar is sworn in. Mr. Shidfar is a Radio Frequency Engineer goes over his qualifications, explained about the radio frequency and the so called dead spots. He explained his exhibits.

Exhibit A-1 (7/28/2010) shows base map, proposed facility, and existing Towers in the area.

Exhibit A-2 (7/28/2010) map showing T-Mobile existing service.

Exhibit A-3 (7/28/2010) will show coverage after new pole is installed.

Mark Mible was sworn in. Mr. Mible is an FCC Compliance Expert goes over his qualifications, and application.

David Karlebach was sworn in. Mr. Karlebach goes over his qualifications, the application, and exhibits.

Exhibit A-4 Ariel view of site.

Exhibit A-5 (picture to the left) 303 West Clinton Street looking northwest is the existing conditions of the site; (picture to the right) has been enhanced to show the proposed monopole.

Exhibit A-6 Is a view from 359 West Clinton Street looking southwest.

Exhibit A-7 Is a view of 15 Richboynton Road looking north.

Exhibit A-8 Is a view from Intersection Richboynton Road & Bowlby Street looking northwest.

Open To the public: None

Closed to the public

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Regular Meeting

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

Ayes: Commissioner Isselin, Romaine, Acosta, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

Nays: Commissioner Shauer

Motion: Approved

NEW BUSINESS: None

OLD BUSINESS: None

EWSP: None

A motion to adjourn was made by Commissioner Romaine at 9:31 PM with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS AUGUST 25, 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