

# *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 AUGUST 25, 2010**

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

**ROLL CALL: PRESENT:** Commissioner Isselin, Romaine, Shauer, Acosta, Rivera, Vice Chairman Gilbert

**ABSENT:** Commissioner Gomez, Alderman Visioli, Chairman McGrath

**ALSO PRESENT:** is Board Attorney Kurt Senesky

**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 June 23, 2010 was made by Commissioner Acosta, seconded by Commissioner Shauer, and followed with a Roll Call vote.

Ayes: Commissioner Shauer, Acosta, Rivera

Nays: None

**Motion: Approved**

A motion to approve the minutes of the meeting of July 28, 2010 was made by Commissioner Romaine, seconded by Commissioner Isselin, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Shauer, Acosta, Vice Chairman Gilbert

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

**Town of Dover Planning Board**

Regular Meeting

**CLOSED TO THE PUBLIC**

**RESOLUTIONS:**

**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. **Approved with Conditions.**

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

Ayes: Commissioner Isselin, Romaine, Acosta, Vice Chairman Gilbert

Nays: None

**Motion: Approved**

**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. **Approved with Conditions.**

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

Ayes: Commissioner Isselin, Romaine, Shauer, Acosta, Vice Chairman Gilbert

Nays: None

**Motion: Approved**

**EXTENSION OF TIME:** None

**CASE:**

**SP-05-10** –The Yolca Corp.; Block 1902, Lot 17, also known as 174 E. Blackwell St. located in the C-1 Zone. The application is a Minor Site Plan and Floor Area Variance, and Sign Variance for a change of use from a doctor’s office to an ice cream shop, and any additional variances, waivers or other relief required by the Board. **New Application.**

The Board received a letter to carry the application to the next meeting.

A motion to carry application with no new notice having to be given was made by Commissioner Romaine, seconded by Commissioner Acosta, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Shauer, Acosta, Rivera, Vice Chairman Gilbert

Nays: None

**Motion: Carried to September 22, 2010**

## Town of Dover Planning Board

### Regular Meeting

**SP-06-10** –Dover Christian Center, Inc.; Block 1201, Lot 6, also known as 63-105 Bassett Hwy. located in the BHRPA Zone. The application is a Minor Site Plan to expand an existing church use into a space previously used as an office, and any additional variances, waivers or other relief required by the Board. **New Application.**

Drew Edwards is the attorney representing the applicant. Pastor Juan Carlos Agudelo was sworn in and goes over the application. There are 180 to 190 members currently attending. Church services on Sunday start at 10:00 A.M., Tuesday, Wednesday, and Friday bible study are from 7:00 to 9:30 P.M. and 30 to 70 people attend. The church has two employees consisting of the Pastor, and Co-Pastor.

One parking space is needed for every three seats according to the ordinance.

Jeff Barnish goes over the application as property manager. The existing space consists of almost 4,000 square feet, 2,000 is being used for the church presently. The space which they propose to expand into consists of 3,700 square feet then the total of the church would be 7,691 square feet.

William Isselin commented that the property needs to be looked at as a whole. The parking lot needs major work such as stripping, defined isles, proper lighting, repairing or replacement of guard rails, retaining walls, and fencing.

There is 26,000 square feet of vacant space which used to be the bowling alley which used a great deal of the parking lot.

Other businesses using the property are Dover Business College, Town of Dover Employees, Police, Fire Department, and Regency Grande at no cost. Building mounted lights that come on at night to light the alley way, and spill into some of the parking areas down the ramp. The Board would like to see the parking lot area site plan, and a timeline for repairs.

The proposed use which the church would like to expand into was used as a printing shop, with a front and rear entrance.

**Open to the public:** None

**Closed to the public**

A motion to carry application at which time the board would like to see an updated site plan, showing tenant parking spaces designated and striped, lighting and landscaping until September 22, 2010 with no further notice required was made by Vice Chairman Gilbert, seconded by Commissioner Romaine and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Shauer, Acosta, Rivera, Vice Chairman Gilbert

Nays: None

**Motion: Carried to September 22, 2010**

### **NEW BUSINESS:**

**SD-02-06** – Chaplin Homes, Inc.; Approved by resolution on July 26, 2006, Two (2) one year extensions approved by resolution on September 23, 2009 good thru July 26, 2010. **Request a third one (1) year extension.**

**Town of Dover Planning Board**

Regular Meeting

A motion for a one year extension was made by Commissioner Romaine, seconded by Vice Chairman Gilbert, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Shauer, Acosta, Rivera, Vice Chairman Gilbert

Nays: None

**Motion: Approved.**

**OLD BUSINESS: None**

**EWSP: None**

A motion to adjourn was made by Commissioner Romaine at 8:46 PM with all in favor.

**THE NEXT REGULAR SCHEDULED MEETING IS SEPTEMBER 22, 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