

TOWN OF DOVER PLANNING BOARD

- Michael Scarneo - Chairman
- Rafael Rivera – Vice Chairman
- William Isselin
- Scott Miller
- Angel Cordero Jr
- David Garland
- T.C. McCourt

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

Office Location
100 Princeton Avenue
Water Works Park

Telephone: 973-366-2200 (Ext. 2141)
Secretary email: tbross@dover.nj.us

- Carolyn Blackman - Mayor
- Open Mayor's Representative
- Humberto Quinones - Alderman
- Jerry Hoffman - Alternate I
- Erika Ulloa- Alternate II
- Glenn C. Kienz - Board Attorney
- Tamara E. Bross - Secretary
- Pennoni - Drew DiSessa P.E.
Stephen Hoyt P.E.

AGENDA REGULAR MEETING August 25, 2021 @ 7:30pm

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – July 28,2021

RESOLUTION:

P21-09 – Wilson Vasquez; Block 1324 Lots 3.01, 4 &1 also known as **44 S. Morris Street;** located in the C-1 zone. **Amended Site Plan (P19-04 8/28/2019).** Applicant seeks approval to install a large permanent canopy in alleyway. Previous approval P19-04 approved retractable awnings; 2 variances are required - for height and horizontal projection of proposed canopy.

APPROVED WITH CONDITIONS 7/28/21

APPLICATIONS:

P21-08 – Jorge Leal; Block 1210, Lot 5 also known as **25 E Blackwell St;** located in the D2 zone. **Minor Site plan & “C” variances.** Applicant seeks approval to convert 2nd and 3rd floor from office to residential space, proposing a 3 bedroom apt on each floor. Four (4) parking spaces required 3 on site and 1 space acquired from the Town of Dover and variances needed for parking space size and set backs

P21-10 – Doty Group; Block 1901 Lot 2 also known as **126 Dickerson St.;** located in the IND zone. **Preliminary and Final Site Plan Approval.** Applicant seeks approval to lease approx. 6000 sf to additional tenant as an automobile/truck repair garage. Applicant also seeks approval to use existing sign on the roof.

OLD BUSINESS – Board Engineer composed review letter of Ordinance 20-2021 and was sent to Mayor and Board

NEW BUSINESS – PUBLIC HEARING for:

- **Block 1315 Redevelopment Plan** – 80 E. McFarlan St; Block 1315 Lots 3 & 4
Presentation by David Roberts AICP/PP, LLA, RLA of dgRoberts Planning & Design
- **Redevelopment Study Area Determination of Need** – 218-228 E Blackwell St; Block 1902 Lots 19,20,21,25,26,27 & 28
Presentation by David Roberts AICP/PP, LLA, RLA of dgRoberts Planning & Design

DISCUSSION

ADJOURNMENT

The next Planning Board meeting is September 22nd @ 7:30pm in Town Hall
IF A MEMBER CANNOT ATTEND MEETING PLEASE CALL TAMARA@ (973)366-2200 Ext 2141