

TOWN OF DOVER PLANNING BOARD

- William Shauer - Chairman
- Rafael Rivera - Vice Chairman
- Jerry Hoffman
- William Isselin
- Scott Miller
- Frank Zanotti
- T.C. McCourt

COUNTY OF MORRIS
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- James P. Dodd - Mayor
- Cindy Romaine Mayor's Representative
- James Visioli - Alderman
- Open - Alternate I
- Open- Alternate II
- Glenn C. Kienz - Board Attorney
- OPEN - Town Engineer/Planner
- Tamara E. Bross - Clerk/Secretary

AGENDA

OCTOBER 30, 2019 - 7:30PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

RESOLUTION:

P19-01- Devjibhai & Sudha Patel, Block 313, Lots 3 & 4; also known as **74 Baker Ave**; located in the R-2 zone. Applicant seeks approval for **Minor Subdivision** of property with an existing single family home to remain on 6,574 SF; proposed lot is 5,926 SF. Removal of side porch is proposed to eliminate side yard variance. **Approved 9/25/19**

P19-06 - 14 North Morris LLC, Block 1210, Lot 3; also known as **14 North Morris Street**; located in the D-2 zone. Applicant seeks approval for **Minor Site Plan** to reconstruct two 1 bedroom / 1 bathroom apartments on second floor of property; 3.6 parking spaces required / requesting approval for 2 under new ordinance 08-2019. **Approved 9/25/19**

CASES:

SP-08-10 – JD Automotive & Truck Inc., Block 2310 Lots 22, 24 and 25; also known as **331 Richards Avenue**, in the C-2 zone. Applicant was granted preliminary and final major site plan approval to permit the expansion of an existing automotive and truck repair facility on December 1st, 2010 with the resolution signed February 23rd, 2011. Applicant requests confirmation of continued validity.

Dover Board of Education, Block 2027 Lot 1; also known as **21 Belmont Avenue**; located in the R3-A zone. As per MLUL 40:55D-31 *Review of Capital Projects* the Board shall review and make recommendations in conjunction with the Master Plan – review the proposed use of above property by the Board of Education, previously owned by the Roman Catholic Diocese of Paterson.

OVER

P19-07 John Bojkovic, Block 829 Lot 6; also known as **57 Sickle Street**; located in the R-2 zone. **Minor Subdivision** - Applicant proposes to subdivide existing oversized lot to create 2 lots, existing house shall remain on one lot. There is no water line to proposed lot.

P19-08 Angel Ruiz, Block 1812 Lots 10 and 13; also known as **50 Byram Street & 46 Second Avenue**; located in the R-2 zone. **Minor Subdivision** - Applicant seeks approval to move lot line of adjoining property (lot 13) to perfect ownership in regards to structures on property (lot 10). Variance requested for *lot coverage* 4896 SF proposed where 4300SF is maximum (lot 10.01) and *lot area* - 5000SF minimum required where 4413SF is proposed (lot 13.01).

P19-09 Jaime Gutierrez, Block 1902 Lot 3; also known as **112 East Blackwell Street**; located in the C-1 zone. **Minor Site Plan** - Applicant seeks approval to establish a bakery and restaurant in space formally used as a pet store.

P19-11 GDML Properties, LLC c/o Guillermo Molina, Block 1904 Lot 28; also known as **141 East Blackwell Street**; located in the C-1 zone. **Minor Site Plan** - Applicant seeks approval to operate an established HVAC business; offices/conference room with ancillary storage; previous use was a day care center.

OLD BUSINESS

NEW BUSINESS

DISCUSSION

ADJOURNMENT

The next scheduled Planning Board meeting is December 4th @ 7:30pm.
IF ANY MEMBER CANNOT ATTEND MEETING PLEASE CALL CLERK AT (973)366-2200 Ext 2141