

# *Town of Dover Planning Board*

- Paul McGrath - Chairman
- OPEN
- Rafael Rivera
- Jerry Hoffman
- William Shauer – Vice Chairman
- Brian Kurz
- William Isselin

COUNTY OF MORRIS  
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- James Dodd - Mayor
- Cindy Romaine.
- James Visioli - Alderman
- Dave Lennox - Alternate I
- Ed Ridner- Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Regina Nee - Clerk/Secretary

## **PLANNING BOARD AGENDA OF October 28, 2015 7:30PM**

### **A. CALL TO ORDER**

### **B. ROLL CALL**

### **C. PLEDGE OF ALLEGIANCE**

### **D. ADEQUATE NOTICE OF MEETING**

- E. APPROVAL OF MINUTES:** August 26, 2015  
September 23, 2015

### **F. CORRESPONDENCE – See Clerk**

### **G. PUBLIC PORTION – Other than pending cases**

### **H. RESOLUTIONS**

**SP-03-15: Meridia College Campus Urban Renewal, Dover, LLC;** Block 1208, Lot 7 also known as 15 E. Blackwell St., located in the Scattered Site Redevelopment Plan District. Application is a Minor Site Plan approval for a change of use from Dover Business College use to First Floor Retail and 9 Dwelling Units on the second, third and fourth floors, first floor facade improvements, and any variances or waivers that may be required. **Approved with conditions.**

**SD-04-15: Pancho Villa, Inc.;** Block 1210, Lot 7 also known as 7-9 N. Sussex St. located in the C-1 Zone. Application is a Minor Site Plan approval and variances to convert the first floor to a single restaurant use, and any variances or waivers that may be required. **Approved with conditions.**

**SD-05-15: Wilson & Maria Vasquez;** Block 1324, Lots 3 & 4 also known as 44 N. Morris St. located in the C-1 Zone. Application is a Minor Site Plan and variances approval to convert a previous office building to a restaurant use with associated site improvements, and any variances or waivers that may be required. **Approved with conditions.**

### **I. PUBLIC HEARING**

#### **Redevelopment Study Area Determination of Need – Block 1902, Lots 20, 21, 25-28**

Planning Consultant David G. Roberts, AICP/PP, LLA, RLA of Maser to present findings of Study and Board to consider Resolution Recommending the Designation of Block 1902, Lots 20, 21, and 25 through 28 as an Area in Need of Redevelopment without Condemnation to the Governing Body.

Planning Board Agenda (cont.)

Notice provided in accordance with NJSA 40:12A-6b. **Carry to December 2, 2015 due to availability of Planning Consultant.**

**J. CASES**

**SD-01-15: Christopher Chapman & Helen Peterson;** Block 2102, Lots 4, 5 & 6 also known as 25 E. Chrystal St. located in the R-2 Zone. Application is a Minor Subdivision (Lot Line Adjustment) to reconfigure three (3) existing lots, with no new lots being created, and any variances or waivers that may be required. **New Application.**

**SP-06-15: Pancho Villa, Inc.;** Block 1902, Lots 10 & 11 also known as 138 E. Blackwell St. located in the C-1 Zone. Application is a Conditional Use Permit and Minor Site Plan approval for use of premises as a Restaurant with Limited Live Entertainment and Night Club on the upper level and a Restaurant with Limited Live Entertainment on the lower level with a variance for no off-street loading zone, and any variances or waivers that may be required. **New Application.**

**K. OLD BUSINESS**

**L. NEW BUSINESS**

**M. EWSP COMMITTEE REPORT – Glenn Kienz**

**EWSP-04-15: MJS1, LLC;** Block 1316, Lot 2, also known as 77 Union St. located in the C-2 Zone. The former architect's office on the second floor to be divided into two rental office spaces. **Approved by EWSP Committee.**

**N. NEXT MEETING(S)**

The next regular meeting is December 2, 2015 at 7:30 PM. No meeting in November.

**O. ADJOURNMENT**

*Note: The Town Engineer/Planner has been sworn in to testify on all applications before the Planning Board.*

**IF ANY MEMBER CANNOT ATTEND, PLEASE CALL CLERK AT 366-2200- Ext. 2141.**