

# *Town of Dover Planning Board*

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

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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 December 2, 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.**

**SP-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.**

**SP-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.

**Carried to December 2, 2015. Recommendation is to table the Study to a future date to be determined, with new Public Notice. Current Redeveloper has chosen to forgo the expansion of his project into these properties.**

**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-06-10 –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. **Approved with Conditions and Amended on 4/25/2012. Request for an additional extension of time for phased improvements required by amendment to Resolution adopted 4/25/2012. No notice required.**

**WSP-01-15: The Church of the Jesus Christ of Latter-day Saints;** Block 1201, Lot 6 also known as 63-105 Bassett Hwy. located in the BHRPA Zone. Application is a Waiver of Site Plan approval for the expansion of an existing church use into an adjacent tenancy space. **New Application. No Notice Required.**

**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**

Glenn Kienz to advise Board of current status in the matter of the Town of Dover Complaint for Declaratory Judgement Demonstrating Municipal Compliance with Constitutional Mount Laurel Obligation. Maser Consulting (David Roberts, PP) preparing Housing Element and Fair Share Plan. Anticipate submittal to Planning Board for Public Hearing in February 2016.

**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 meeting is January 27, 2016 at 7:30 PM. Reorganization meeting at 7:30PM, with Regular Meeting to immediately follow.

**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.***