

Town of Dover Planning Board

- William Shauer - Chairman
- Rafael Rivera –Vice Chairman
- William Isselin
- Jerry Hoffman
- Nick Cerilli
- Scott Miller
- Frank Zanotti

COUNTY OF MORRIS
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- James P. Dodd - Mayor
- Cindy Romaine – Mayor's Rep.
- James Visioli - Alderman
- OPEN - Alternate I
- T.C. McCourt Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Tamara Bross - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR DECEMBER 5, 2018

CALL TO ORDER: Chairman Shauer called the meeting to order at 7:30 PM.

ROLL CALL:

PRESENT: Commissioners Isselin, Romaine, Zanotti, Miller, McCourt, Alderman Visioli, Vice Chairman Rivera and Chairman Shauer

ABSENT: Commissioner Hoffman, Cerilli , Glenn Kienz Esq. Board Attorney

ALSO PRESENT: Michael Hantson, Board Engineer/Planner, Tamara Bross, Board Secretary, Steven Tombalakian Esq., sitting in as Board Attorney

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Ms. Bross. *Adequate notice of this meeting has been provided and included in the Annual Notice of the Planning Board scheduled meetings; copies of which were provided on the Municipal Bulletin Board on the main floor of the municipal building, presented to the Town Clerk and sent to the Daily Record with legal publication on February 1, 2018.*

MINUTES:

Commissioner Romaine made a motion to accept **October 24th, 2018** minutes as presented and Commissioner Isselin seconded. The Board was polled and minutes accepted by those that were present: 8 - 0

NEW BUSINESS

Review of Capital Project (**N.J.S.A. 40:55D-31**) for 1-3-5 W. Blackwell St., **Block 1207, Lot 2;** (New Town Hall formally Berkeley College) for *review and recommendation in conjunction with the Town of Dover Master Plan.*

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Michael Hantson – Town Engineer, began presentation with the following statements:

- The Town of Dover has long outgrown their current Town Hall
- The Berkley College was purchased for a new location that would contain all municipal departments except Police, Fire, the Court (to stay in current location) DPW and Water Departments will work out of their current garage locations
- It is an old prominent, historic building with recent interior updates
- The Town of Dover hired Netta Architects as they specialize in historic buildings
- Because Public money was used to purchase building, approvals from the NJ State Historic Preservation Office is required
- Approval granted after many revisions and submittals October 30, 2018
- Additional parcels will be obtained on Bassett Hwy where entrance will be located
- NJSA 40:55D-31 requires the Planning Board to review all capital projects and that they be consistent with the Master Plan

Mr. Mark Bess from Netta Architects introduced himself to the Board and offered the following in regards to the renderings and floor plans for the new Town Hall:

- These plans have been approved by the State Historic Preservation Office
- The previous tenet was not required to obtain this approval as a private buyer
- The paint, metal fire escape, banners and awnings will be removed and the building will be returned to its original splendor
- Paint will be removed as to not damage the original brick and all brick repair will be done under specific guidelines
- Original windows will be reopened
- The addition on Bassett Highway creates an entrance/lobby to the building, will be a glass structure with a copper topped roof
- Floor plans were presented for all four levels including meeting room, offices for each department, employee lounge on lower level and retail space on the street level
- A public plaza is proposed on Bassett Highway

Duc Vuong from Netta Architects presented material / color board showing proposed finishes for building, bringing it back to the original finishes when built.

Mr. Hantson stated the following in regards to streetscape:

- new light poles, trees and sidewalks will be done around all three sides of building
- Bassett Hwy will become one way from Sussex St to to Warren St and allow more street parking

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- Project is currently out to bid and planned under construction in February; complete December 2019
- Employees to park in municipal lot behind Table 42

Mr. Hantson offered a number of goals and objectives from the Bassett Highway Redevelopment Plan as to why this project is consistent with the Master Plan.

Alderman Visioli made a motion that the project presented for the new Town Hall located at 1-3-5 W. Blackwell St. is consistent with the Town of Dover Master Plan with a second by Commissioner Miller. The Board was polled 8-0 vote.

Commissioner Cerilli has offered his letter of resignation.

There will be two terms to fill at our reorganization meeting on January 23, 2019

Commissioner Romaine made a motion to adjourn, Commissioner Isselin seconded, with all in favor.

Adjourned 8:37PM

Respectfully submitted,



Tamara E. Bross, Planning Board Secretary

Date Approved: January 23, 2019