

# *Town of Dover Planning Board*

- Paul McGrath - Chairman
- William Gilbert - Vice Chairman
- William Isselin
- Angel Mendoza, Jr.
- William Shauer
- Cindy Romaine
- Joan Bocchino

COUNTY OF MORRIS  
37 NORTH SUSSEX STREET  
DOVER, NEW JERSEY 07802-0798

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- James Dodd - Mayor
- James Visioli - Alderman
- Kevin Lewthwaite
- Kay Walker- Alternate I
- Rafael Rivera – Alternate II
- Kurt Senesky - Board Attorney
- Michael Hantson - Town Engineer
- Regina Nee - Clerk/Secretary

## **PLANNING BOARD REGULAR MEETING MINUTES FOR JANUARY 23, 2008**

**CALL TO ORDER** Chairman Mc Grath called the meeting to order at 7:56PM.

**ROLL CALL: PRESENT:** Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Lewthwaite, Alternate I Walker, Alternate II Rivera, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

**ABSENT:** None

**ALSO PRESENT:** also present is Attorney Kurt Senesky and Town Engineer/Planner Michael Hantson

**PLEDGE OF ALLEGIANCE** was recited by all.

**ADEQUATE NOTICE OF MEETING** was read by Secretary Nee

### **MINUTES:**

A motion to approve the minutes of the October 24th meeting was made by Vice-Chairman Gilbert, seconded by Commissioner Mendoza and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Lewthwaite, Walker, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Approval of December 5th, 2007 minutes to be carried to the next meeting.

**CORRESPONDENCE:** Anyone wishing to view correspondence since the last meeting may do so after the meeting. Please see the clerk.

### **PUBLIC PORTION**

Chairman McGrath opened the meeting to the Public. Anyone from the public wishing to discuss any business with this Board, other than the applications to be heard this evening, was asked to please come forward at this time. Seeing no hands, hearing no voices, this portion of the meeting was closed to the Public.

**Town of Dover Planning Board**

Regular Meeting

**RESOLUTIONS**

**SD-06-07** – Doyco Enterprises, Inc., Block 707, Lot 13, also known as 50 North Street located in the R-4 Zone. The application is a Minor Subdivision approval to raze an existing single family dwelling and create two (2), two (2) family dwelling building lots, and any other variances and waivers that maybe required. **Approved with Conditions.**

A motion to approve with conditions was made by Commissioner Romaine, seconded by Alternate I Walker and followed by Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Isselin, Mendoza, Romaine, Lewthwaite, Walker, Rivera, Vice Chairman Gilbert, Chairman McGrath  
Nays: None

**CASES**

**SD-01-08** – Mr. & Mrs. Raymond D. Vonderheide, Jr., Block 1305, Lots 12 & 13, also known as 11 McDavit Place located in the R-3 Zone. The application is a Minor Subdivision approval to create two (2), new building lots plus the remainder, with the existing single family dwelling to remain, and any other variances and waivers that maybe required. **New Application.**

Louis S. Sceusi Attorney for the applicants Mr. & Mrs. Vonderheide Jr.

Steve Smith with Jaman Engineering is a professional Land Surveyor was sworn in.

Mr. Smith stated the home is located in an R-3 zone, and the lot numbers are acceptable by Tax Assessor. The enclosed porch on the west side, and shed in the rear must be removed prior to the final subdivision of the deeds which applicants will do.

Questions arose concerning the hammerhead/k-turns for parking on the Mount Hope Avenue side.

Application to be carried until the county responds with comments concerning the K-Turn.

The chain link fence along Mt. Hope Avenue will be removed to allow the 5 foot wide shade tree easement, and applicant will show the additional plantings of the additional shade trees which are required. Four shade trees along the McDavit and five along Mt. Hope Ave.

The damaged sidewalk will be replaced on the corner of McDavit and Mt. Hope Avenue. Test pits must be dug, and designed to provide for the proposed seepage pits.

**Open to the public:**

Eve Casey – 56 Mt. Hope Avenue was concerned with the visibility due to trees, and hedges on the property.

Mr. Smith stated that the applicant would be willing to remove the hedges along Mt. Hope Avenue. The five foot shade tree easement will be five foot behind the property line. The property line is approximately two foot behind the edge of the sidewalk. The trees are going to be placed approximately four foot from the edge of the sidewalk.

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Stanley Faggerty – 72 Mt. Hope Avenue testified that the K-turn should be part of the ordinance due to the dangerous road traffic.

**Closed to the public**

A motion to carry to February 27, 2008 meeting with no new public notice needed was made by Commissioner Romaine, seconded by Alderman Visioli and followed by Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Lewthwaite, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath  
Nays: None

**OLD BUSINESS:**

Alderman Visioli asked that the Board should look into front, rear, and side yard setbacks be increased which was suggested by commissioner Lewthwaite sometime last year.

Mike Hantson stated that it is premature to judge because the Board has not yet had an application for R1 or R2 zone with the new Floor Ratio which was passed by the Board.

**SD-01-06** – Shantivan Management, LLC, Block 1707, Lots 19 & 27, also known as W. Munson Ave located in the R-2 Zone. The application is a Minor Subdivision to create one (1) new building lot and convert the existing two (2) family dwelling to a one(1) family dwelling, and any other variances and waivers that may be required. **Approved with Conditions.**

A motion for Extension of Time was made by Commissioner Romaine, seconded by Chairman McGrath and followed by Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta- Abstained, Lewthwaite, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath  
Nays: None

**NEW BUSINESS:**

Board Members wanted to know if new additional courses are required. Mike Hantson stated no.

**EWSP Committee Report – Kurt Senesky**

**EWSP-06-07** – Jarod Zelaya, Block 1218, Lots 12, also known as 34 W. Blackwell Street located in the C-1 Zone. Change of Use from a Staffing Office to a Restaurant. **Approved by EWSP Committee.**

**Town of Dover Planning Board**  
Regular Meeting

A motion to adjourn was made by Commissioner Romaine and second by Commissioner Mendoza at 9:11PM with all in favor.

**THE NEXT REGULAR SCHEDULED MEETING IS FEBRUARY 27, 2008 AT 8:00PM**

**IF ANY MEMBER CANNOT ATTEND, PLEASE CALL CLERK AT 366-2200-ext.115**

Respectfully submitted,

A handwritten signature in black ink that reads "Regina Nee". The signature is written in a cursive style with a large initial 'R' and a long, sweeping tail.

Regina Nee  
Clerk/Secretary  
Planning Board