

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- William Isselin
- Eric German
- David Garland
- James Visioli
- Thomas Incera

COUNTY OF MORRIS
Mailing Address
37 North Sussex Street
Dover, NJ 07801
Office Location
100 Princeton Avenue
Water Works Park

- James P. Dodd - Mayor
- Ruben Gilgorri – Mayor Designee
- AB Santana – Council Member
- OPEN - Alternate I
- OPEN - Alternate II
- Tamara E. Bross - Board Secretary
- Stephen Hoyt – Board Engineer
- Glenn C. Kienz - Board Attorney

Telephone: 973-366-2200 (Ext. 2141)
Secretary email: tbross@dover.nj.us

AGENDA

REGULAR MEETING

July 18, 2024 @ 7:30PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – June 20, 2024

RESOLUTIONS –

P23-15 Dover Tubular Alloys LLC; Block 703 Lot 6; also known as **200 West Clinton Street**, located in the IND (industrial) zone. **Preliminary & Final Major Site Plan and Minor Subdivision.** *Approved on 12/13/23* – Minor Subdivision approval expires 190 days from date of adoption 1/18/2024 which is July 29, 2024- Applicant is requesting a 190 day extension of minor subdivision approval and a 1 year extension of the site plan approval. Request **APPROVED 6/20/24**

P24-02 Lorena Tamayo; Block 1203 Lot 2; also known as 9-11 Bassett Hwy, located in the BHRP (Bassett Hwy Redevelopment Plan)Zone. **Waiver of Site Plan** Applicant seeks approval for a Change of Use from salon/spa to restaurant - which is a permitted use in the BHRP zone. **APPROVED 6/20/24**

P24-03 Harold Garcia; Block 1218 Lot 12 also known as **32-34 W Blackwell St Units 32J & 34J**, located in the D2 (Blackwell St Historic) Zone. **Waiver of Site Plan** – Applicant seeks approval for a Change of Use from an office to a church – which is a permitted use in the D2 zone. **APPROVED 6/20/24**

Preliminary Investigation Non-Condemnation Area in Need of Redevelopment – Block 2317 Lots 1, 2 and 3; also known as 333, 337 & 341 E Blackwell St. presentation given by John McDonough of John McDonough Associates, LLC **APPROVED 6/20/24**

CASES-

P23-07 Diego Ocampo, Block 2108 Lot 16; also known as **94 Brook Drive**; located in the R-2 (residential) zone. **Minor Subdivision with c variances**. *Approved 5/24/23* Applicant is requesting a 190 day extension of minor subdivision approval and a 1 year extension of the site plan approval.

P23-21 Harry L. Schwarz & Co; Block 1325 Lots 10 & 17, Block 1208 Lot 1; also known as **40-42 N. Sussex St. and 28-30 N Sussex St.**, located in the C-1 (Retail/Commercial) Zone. **Minor Subdivision/ Lot Line Adjustment**. Applicant seeks approval to allow an adjustment of the property lines by and between the two properties to subdivide a portion of the land, including a garage, to annex and become part of Block 1208 Lot 1. Applicant is also proposing cross-easements between the two properties.

P23-17 IOPD Dover QOZB Urban Renewal LLC; Block 1902 Lots 22-28; also known as **218-220 & 228 E Blackwell St.**, located in the SSRP (Scattered Site Redevelopment Plan) Zone. Applicant is requesting **Amended Preliminary Approval and Final Site Plan** for following project: demolish existing commercial buildings and construct two five-story multi-family residential buildings with a connection on the second floor, each consisting of 130 units for a total of 260 units. As per agreement, 26 units are set aside for 55+ affordable units and construction of on-site flood mitigation. Applicant proposes 332 off street parking spaces along with indoor and outdoor amenities. – *carried from 5/30/2024*

OLD BUSINESS-

NEW BUSINESS -

BOARD MEMBER DISCUSSION –

PUBLIC DISCUSSION – 3-minute time limit to discuss anything other than agenda items

ADJOURNMENT

The next scheduled Planning Board meeting is August 15th, 2024 @ 7:30pm.