

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

August 15, 2024 @ 7:30PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES –July 18, 2024

RESOLUTIONS –

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. **APPROVED 7/18/24**

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. **APPROVED 7/18/24**

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. – **Preliminary Site Plan APPROVED 7/18/24**

CASES-

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 **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.

Request to carry to 9/19/24 meeting

P24-01 Max Extracts LLC; Block 2310 Lot 14; also known as **282 US Hwy 46**, located in the C-2 (General Commercial) zone. **Minor Site Plan & Conditional Use Permit.** Applicant seeks approval and conditional permit to operate a cannabis manufacturing business in the rear of proposed location. This is strictly a manufacturing facility that will not be open to the public or permit consumption. Planning Board approval is a requirement to obtain local license.

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 September 19, 2024 @ 7:30pm.