

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, NEW JERSEY 07801
Office Location
100 Princeton Avenue
Water Works Park

- James P. Dodd - Mayor
- - Mayor's Rep
- AB Santana - Council Member
- Edward Correa - Alternate I
- - Alternate II
- Glenn C. Kienz - Board Attorney
- Tamara E. Bross - Clerk/Secretary
- Stephen Hoyt PE– Board Engineer

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MINUTES JANUARY 18, 2024 REGULAR MEETING

CALL TO ORDER: Chairman Rivera called the meeting to order at 7:49PM, immediately following the Reorganization Meeting.

ROLL CALL:

PRESENT: Commissioners Isselin, Garland, German, Visioli, Incera, Council Member Santana, Mayor Dodd, Vice Chairman Miller and Chairman Rivera

ABSENT: Commissioner Correa (Alt I)

ALSO PRESENT: Tamara E. Bross, Board Secretary, Glenn Kienz Esq. Board Attorney and Stephen Hoyt PE, Board Engineer.

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Ms. Bross. *Adequate notice of this meeting held at the Town of Dover Town Hall located at 37 N. Sussex Street with a start time of 7:30pm has been provided and included in the Annual Notice of the Planning Board scheduled meetings; copies of which were posted on the Municipal Bulletin Board on the main floor of the municipal building, presented to the Town Clerk and sent to the Citizen and the Daily Record with legal publication on February 1, 2023. As a reminder there is no smoking in this building, there are 2 exits in case of emergency and this meeting is streaming live on the Town of Dover Facebook page.*

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.** Applicant seeks approval to subdivide the property into 2 separate lots and develop a warehouse on one lot and a distribution warehouse on the other. Site improvements include sidewalks, storm water detention basins, landscaping and lighting. **Approved on 12/13/23**

Council Member Santana made a motion to accept resolution as written seconded by Vice Chairman Miller **APPROVED 6-0** by those that were present at that meeting.

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. **Preliminary and Final Site Plan.** Applicant seeks approval to 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. Applicant proposes 332 off street parking spaces along with indoor and outdoor amenities.

Carried from 12/13/23 AND 12/20/23

Mr. Kienz stated that there are 3 new members on the Board and every member reviewed the transcripts and certified as such and are qualified to listen and vote on this application.

Mr. Kienz stated that the Applicant has been working with Mr. Hoyt to iron out the details and this application will be for preliminary site plan approval.

Elnardo Webster Esq. was present for the Applicant and offered the following to the Board:

- The engineer, architect and planner have additional testimony
- We have had many conversations with Town professionals
- After my summary we can work out procedures where to go

Paul Munch of Stonefield Engineering was reminded that he is still under oath and offered the following testimony to the Board:

- Revisions were made to site plan previously submitted

EXHIBIT A-7 –colored site plan dated 1/15/24

- A-7 shows 6 additional trees, remove sidewalk from emergency egress
- Morris County agrees to allow the gate off of Salem St. to remain open at all times when the intersection of Blackwell St and Salem St. becomes flooded
- The emergency access will allow 2 way traffic during an emergency situation.
- Will be managed by on-site employee
- 16' width was limited by the DEP

Conrad Roncati AA of Architectura was reminded that he is still under oath and offered the following and answered questions:

- Revisions were made to renderings previously submitted

EXHIBIT A-8 – 4 pages consisting of A-100 updated 12/16/23

A-101 updated 1/11/24

#6 updated 12/15/23

#5 updated 12/15/23

- A-100 shows security gate 2 way traffic with an island, license plate reader for entrance & exit – there is room for 5 or 6 cars on the ramp

- A-101 shows detail of all units and amenity space in the middle courtyards with fire pit & outdoor kitchen, fitness center/ game area with access to the deck, lighting – path lights and landscape decks
- #6 shows NW corner ramp for driveway to garage
- #5 updates chairlift and dog area gate has been relocated off of the sidewalk

Golda Speyer PP of Topology was sworn in and offered to the Board the following Planning testimony:

- This project is in full compliance of the Redevelopment Plan and Agreement
- There are no variances requested
- This project offers many community and Public benefits
- This building has been designed to work in the flood hazard area by placing the parking on the first floor with the residential units above,
- Parking will be concealed with an attractive streetscape façade.
- 26 units are affordable for seniors which will be deed restricted with pre-leasing available to Dover senior for first opportunity to lease.
- Money contributed for flood remediation studies

Discussion among Board members and professionals took place about the following:

- Fire Department memo
- Additional flood water storage
- “Reservation” found on tax map
- Granting only Preliminary Site Plan approval and not Final Site Plan
- The applicant would return to the Board for Final Site Plan approval
- Will the monument sign and flagpole be reconsidered on the corner?
- How is the dog run going to be maintained?
- How will visitor parking be handled?
- Is a pool still proposed?

Chairman Rivera opened the meeting to the Public with a timer set for 5 minutes:

Maria Chacon – 82 E Blackwell Street; offered concern about parking, cost of rent and will Public have access to green areas?

Antonio Acosta- 130 Madison Street; was sworn in and read a statement on behalf of the Shade Tree Commission

TC McCourt – 32 Davis Avenue; asked about preliminary approval and offered that the members have the power to make the project look like what is best for Dover.

Dennis Touhey – 23 Passaic Street; asked to move this project forward and not look for little things to hold it up. The Schwartz Family property has been held up and he asked the Board to consider the whole picture and be fair.

Mayor Dodd stated that this Board has an opportunity to make some improvements that unfortunately were not negotiated with original agreements; to be pro-community and do what is best for Dover.

Robin Kline – 49 Jackson Avenue; sworn in to testify to have the Board consider the parking, open space, pets, debris and vegetation in culvert, mosquitoes.

Karol Ruiz - 43 Park Avenue; sworn in and asked about hiring professionals to measure flood increase/ decrease, parking, what is affordable rate for seniors and a green roof or rain garden.

Sergio Rodriguez – 11 Pine Street; was sworn in and commented on trees, security and keeping green space outside private to residents.

Public portion was closed.

Mr. Hoyt stated that a revised stormwater management report is necessary as a result of previous meeting due to the request of additional depth in the detention/chamber system.

Mr. Webster stated that there are no variances for this application and his client agrees to preliminary site plan approval with a Final Site Plan appearance of March 21.

Mr. Kienz stated that at this point a motion is needed to grant preliminary site plan approval with conditions.

Mayor Dodd made that motion with a second by Vice Chairman Miller.
Roll was called and APPROVED 9-0

Motion to adjourn was made by Commissioner Isselin and seconded by Council Member Santana and all members were in favor 9-0

Meeting adjourned 9:41

Respectfully Submitted,



Tamara E. Bross, Planning Board Secretary

Date approved 2-15-2024