

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Gilbert –Vice Chairman
- Rafael Rivera
- Jerry Hoffman
- William Shauer
- Brian Kurz
- William Isselin

COUNTY OF MORRIS
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801

Telephone: 973-366-2200 (Ext. 2141)
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- James Dodd - Mayor
- Cindy Romaine – Mayor's Rep.
- James Visioli - Alderman
- Dave Lenox - Alternate I
- Ed Ridner- Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Regina Nee - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR JANUARY 23, 2013

CALL TO ORDER Chairman McGrath called the meeting to order at 7:35 PM.

ROLL CALL: PRESENT: Commissioner Isselin, Hoffman, Romaine, Shauer, Kurz, Rivera, Alternate Lenox, Alternate Ridner, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

ABSENT: None

ALSO PRESENT: is Board Attorney Glenn Kienz 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 December 5, 2012 was made by Commissioner Romaine, seconded by Commissioner Shauer, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Shauer, Kurz, Rivera, Lenox, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Motion: Approved

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

Open to the public: No one wished to speak.

Closed to the public

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RESOLUTIONS: None

CASES:

WSP-06-12: Tovar Enterprises, LLC; Block 1212, Lot 2 also known as 55 E. Blackwell St. located in the C-1 Zone. The application is a Waiver of Site Plan for the expansion of the first floor restaurant use into existing vacant second floor space for a banquet room, and any variances or waivers that may be required.. New Application. **Deemed incomplete.**

SP-06-12: Jamie Gutierrez t/a Pan Pizza Bakery II; Block 1325, Lot 12 also known as 44 N. Sussex St. located in the C-1 Zone. The application is a Minor Site Plan to permit a restaurant use (table and chairs) in the existing bakery, and any variances or waivers that may be required. Carried with Resolution.

George Johnson Attorney for the applicant goes over the application.

Hyman Gutierrez owner for Pan Pizza Bakery was sworn in. He told the Board that there are already four chairs with a counter located in the front window, and that he would like to add two tables with four chairs for an additional 8 seats for a total of 12 seats, in the premises.

A motion to approve the resolution was made by Vice Chairman Gilbert, seconded by Commissioner Romaine, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Shauer, Kurz, Rivera, Lenox, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Motion: Approved

SD-02-12: Richard Barrese; Block 709, Lot 13 also known as 28 Davis Ave. located in the R-2 Zone. The application is a Minor Subdivision to create two (2) conforming building lots, and any variances or waivers that may be required. **New Application. Application Complete. Carry to January 23, 2013 due to lack of Public Notice by Applicant.**

Remo Caputo Attorney for the applicant gives a brief description of the application.

Mark Walker Licensed Professional Engineer was sworn in. Employed by Dystra & Walker Design Group. Mr. Walker explains to the board that this is a variance free application. The applicant will be demolishing the house, with the street address of 28 Davis Ave and then will have two conforming buildable lots. Applicant will remove and repair curbing, and sidewalk as per Mr. Hantson's report and will conform with everything in the report. Retaining wall will be removed alongside of the driveway which encroaches onto the property.

Open to the public: None

Closed to the public

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It was explained to Mr. Barrese that 190 days after approval of the resolution he will have to file deed with county.

A motion to approve the application with conditions was made by Alderman Visioli, seconded by Commissioner Romaine, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Hoffman, Romaine, Shauer, Kurz, Rivera, Alderman Visioli, Vice Chairman Gilbert, Chairman McGrath

Nays: None

Motion: Approved

SP-07-12: James Hoesly; Block 1904, Lot 6 also known as 249 E. Blackwell St. located in the IND Zone. The application is a Minor Site Plan for a change of use to a Motor Vehicle Repair Garage with Retail Sales, and any variances or waivers that may be required. **New Application. Incomplete. Carried to January 23, 2013 Meeting.**

George Johnson Attorney for the applicant. Applicant James R. Hoesly was sworn in. Applicant has been open for 14 months at present location. Applicant would like to remove the old addition that was erected many years ago and replace it with parking. Applicant would like to install a fence from neighbor's property to the building. Mr. Isselin told applicant he did not have an issue with that, but will have to get the approval from neighbor. Applicant works mostly on Ford Ranger Trucks, Mercedes, and BMW. Specialized Motor Vehicle repair shop. Applicant picks up the cars with his own tow truck. Applicant would also like to add a small sign in the rear of the building. If the application is approved applicant will have a total of 4 parking spaces, plus one space for flatbed truck on the right side of the property and 4 spaces in the rear of the building. Mr. Hoesly has dealer plates, and he fixes cars and takes them to Top of the Hill in Kenvil to be sold, or taken to auction.

Alfred Stewart with Stewart Surveying and Engineering was sworn in. The applicant would like to keep 3 work bays. Mr. Stewart will revise the parking on site plan. Applicant uses spray primer with a spray can he testified he does not use a compressor to apply the primer. Applicant is seeking for a motor vehicle repair garage, and motor vehicle body repair shop. No customers will be coming to the site.

Michael Hantson goes over the conditions with the applicant. Only 3 vehicles in bay area are allowed. No more than 4 vehicles and one flatbed in parking spaces. No machines, equipment, parts allowed to be stored on the outside property. Within 10 days of approval a building permit will be taken out to demo the 130sq feet structure, on the rear of the building.

Applicant testified by April 30, 2013 parking lot will be stripped, and paved.

By Friday January 25, 2013 all equipment will be put in the storage area. Mr. Hantson would like the Fire Official Rich Cloughley to inspect the operation in process. Rich Cloughley should have a report by next meeting.

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Board Attorney Glenn Kienz said no painting can be done on the premises as of today until Rich Cloughley inspects. Motor Vehicle repair only allowed at this time.

Micheal Hantson also requested that Code Enforcement take a look at the property in order to address any property maintenance issues.

Application will be carried to the February 27, 2013 with no further public notice required.
Deemed incomplete.

OLD BUSINESS:None

NEW BUSINESS:

Mr. Hantson explains the Industrial district, and taking a closer look at what is permitted. Mr. Hantson recommended a zoning change in this area.

Vice Chairman Gilbert questioned Michael Hantson about Robbie's sign. Mr. Hantson talked about looking into sign regulations.

EWSP-COMMITTEE REPORT- None

A motion to adjourn was made Commissioner Romaine at 9:16 PM with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS FEBRUARY 27, 2013 AND WORKSHOP TO FOLLOW. REGULAR MEETING AT 7:30 PM.

IF ANY MEMBER CANNOT ATTEND, PLEASE CALL CLERK AT 366-2200-ext.2141

Respectfully submitted,



Regina Nee
Planning Board Clerk