

# *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  
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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 APRIL 23, 2008**

**CALL TO ORDER** Chairman Mc Grath called the meeting to order at 8:06 PM.

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

**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:**

Approval of March 26, 2008 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.

### **RESOLUTIONS**

**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.

**Approved with Conditions.**

A motion to approve resolution with conditions was made by Commissioner Romaine, seconded by Commissioner Acosta and followed by Roll Call vote.

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**ROLL CALL:** Ayes: Commissioner Isselin, Romaine, Acosta, Rivera, Chairman McGrath  
Nays: None

**SP-01-08** – Alvaro Leal, Block 1210, Lot 5, also known as 25 E. Blackwell St. located in the C-1 Zone and the Blackwell Street Historic District. The application is a Minor Site Plan to change the first floor from a photography supply store to a bakery/deli, and to construct a fire escape and loading dock on the rear of the building. **Approved with Conditions.**

A motion to approve resolution with conditions was made by Commissioner Acosta, seconded by Commissioner Walker and followed by Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Isselin, Romaine, Acosta, Rivera, Alderman Visioli, Chairman McGrath  
Nays: None

**SP-02-08** – Abbott Properties, LLC, Block 316, Lot 13, also known as 1 Princeton Ave. located in the R-3 Zone. The application is a Amended Site Plan to approve the removal of two (2) existing trees along edge of proposed parking area, and any other variances and waivers that maybe required. **Approved with Conditions.**

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

**ROLL CALL:** Ayes: Commissioner Isselin, Romaine, Acosta, Lewthwaite, Rivera, Alderman Visioli, Chairman McGrath  
Nays: None

**CASES**

**SP-03-08** – 36-42 West Blackwell Street, LLC, Block 1218, Lot 8, also known as 36-42 W. Blackwell St. located in the C-1 Zone. The application is a Amended Site Plan to construct a trash enclosure and other design features, and any other variances and waivers that maybe required. **New Application.**

George Johnson attorney for owners of Bravo Supermarket.

Nicolas Spallacci Architect was sworn in.

Exhibit A-1 picture of sign going in diamond façade in rear of building.

Exhibit needed for parking in the rear. Sign issue to be carried to the following meeting.

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Site Plan for trash enclosure is approved pending Board of Health Site approval. No fence required for easterly side of property.

Owner must provide a letter from manufacture notifying delivery date for shopping cart system and lighting fixtures.

All work to be completed within 60 days, or before June 7, 2008.

Nectalier Gonzalez a partner of the supermarket was sworn in, and goes over the open issues.

**Open to the public: None**

**Closed to the public**

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

**ROLL CALL:** Ayes: Commissioner Isselin, Romaine, Acosta, Lewthwaite, Walker, Rivera, Alderman Visioli, Chairman McGrath

Nays: None

**OLD BUSINESS: None**

**NEW BUSINESS:**

**Recycling Ordinance**

A motion to approve resolution was made by Commissioner Isselin, seconded by Alderman Visioli and followed by Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Isselin, Romaine, Acosta, Lewthwaite, Walker, Rivera, Alderman Visioli, Chairman McGrath

Nays: None

**EWSP COMMITTEE: None**

A motion to adjourn was made by Commissioner Lewthwaite and second by Commissioner Romaine at 9:24PM with all in favor.

**THE NEXT REGULAR SCHEDULED MEETING IS MAY 28, 2008 AT 8:00PM**

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

**Town of Dover Planning Board**  
Regular Meeting

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 on the 'e'.

Regina Nee  
Clerk/Secretary  
Planning Board