

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Gilbert - Vice Chairman
- William Isselin
- Angel Mendoza, Jr.
- William Shauer
- Cindy Romaine- Alderman
- Joan Bocchino

COUNTY OF MORRIS
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- James Dodd - Mayor
- James Visioli - Alderman
- Kevin Lewthwaite - Alternate I
- Kay Walker- Alternate II
- Kurt Senesky - Board Attorney
- Michael Hantson - Town Engineer
- Regina Nee - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR MAY 24, 2006

CALL TO ORDER Chairman McGrath called the meeting to order at 8:03PM.

ROLL CALL: PRESENT: Commissioner Mendoza, Shauer, Bocchino, Isselin, Alternate II Walker, Alderman Visioli, Chairman McGrath

ABSENT: Alternate I Lewthwaite, Alderman Romaine, Vice-Chairman Gilbert

ALSO PRESENT: Present this evening is Board Attorney Kurt Senesky and Town Engineer and Planner Michael Hantson.

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Secretary Nee

MINUTES: April 26, 2006 Minutes

A motion to approve the minutes was made by Alderman Visioli seconded by Commissioner Bocchino and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin,
Alderman Visioli, Chairman McGrath

Nays: None

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.

Town of Dover Planning Board

Regular Meeting

RESOLUTIONS

SP-01-06 – Dover Crafts, Block 703, Lot 8, also known as 158 W. Clinton Street located in the IND Zone. The application is a Minor Site Plan to construct an overhead door and loading area, and any other variances and waivers that may be required.

The Resolution will be voted on at the next meeting.

CASES:

SD-03-06 – Housing Partnership Community Development Corp., Block 514, Lot 14, also known as Spring St. located in the R-3Zone. The application is a Minor Subdivision and variances to create three (3) new building lots for the construction of three (3) dwelling units with zero lot line side yard setbacks to meet the Town of Dover’s Affordable Housing obligation in accordance with the Housing Element of the Master Plan, and any other variances and waivers that may be required.

Paula DeBona was present to represent the Housing Partnership Community Development Corporation. Mr. Hantson advised that the appropriate calculations dealing with steep slope have not been done, there are some significant grading issues, and revised plans must be submitted. The applicant asked to be carried to the June 28th meeting with no further notice.

A motion to deem the application complete and to carry to the June 28th meeting with no further notice required was made by Commissioner Shauer, seconded by Alderman Visioli and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Walker, Alderman Visioli, and Chairman McGrath
Nays: None

SD-02-06 – Chaplin Homes, Block 2205, Lots 1, 2, 3 & 17, also known as Harding Ave located in the R-2 Zone. The application is a Final Major Subdivision for the creation of three (3) single family building lots, and any other variances and waivers that may be required

Attorney Larry Kron was present for the applicant. He read Mr. Hantson’s report into the record and agreed to comply with the conditions, and also to all of the provisions of the preliminary approval. Commissioner Bocchino was advised that the white pines will remain; protective fencing will be in place during construction.

This portion of the meeting was opened to the Public. Seeing no hands, hearing no voices, this portion of the meeting was closed to the Public.

A motion to approve the application with the amendments presented was made by Commissioner Mendoza, seconded by Commissioner Bocchino and followed with a Roll Call vote.

Town of Dover Planning Board

Regular Meeting

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Walker, Alderman Visioli, Chairman McGrath
Nays: None

SD-01-06 – Shantivan Management, LLC, Block 1707, Lots 19 & 27, also known as W. Munson Ave located in the R-2 Zone. The application is a Minor Subdivision to create one (1) new building lot and convert the existing two (2) family dwelling to a one(1) family dwelling, and any other variances and waivers that may be required.

George Johnson, Attorney, was present to represent the applicant.

Attorney Senesky advised Attorney Johnson that the applicant needed some additional relief, specifically, Section 35 of the Municipal Land Use Law.

Witnesses: Steven Smith, Licensed Professional Planner, Jaman Engineering, was sworn in.
Michael Spagnola, Architect, was sworn in.
Roger Gupta, Owner of property, was sworn in.

Mr. Smith reviewed the existing conditions on this property. The existing two family home is a pre-existing non-conforming dwelling in the single family zone. The proposal for the subdivision, A-1, indicates that the applicant is proposing to re-subdivide the lots that would set up Lot 19 to be a five thousand square foot lot, (50 x 100) and set up to have Lot 27 at 12,225 square feet. The existing two family house will be converted into a single family dwelling. The applicant is proposing to construct a four bedroom, two story dwelling unit on Lot 19. A proposed paved driveway will continue to access the existing unit on Lot 27; the driveway will connect to the proposed four car parking lot on Lot 27. The new impervious area would be 6,133 square feet. It would be a hardship to try to construct a driveway off of Millbrook Avenue; therefore access would be from W. Munson. The easement width is sixteen feet; the paved driveway width is twelve feet wide.

Mr. Hantson requested the applicant to develop some cross sections across the entire width of the lot showing the ground, building structure, floor elevations, easement line, pavement, distance to the property line and the distance to the house on the easterly side so the Board can get a prospective of how this lines up. He also requested a “profile” of the driveway that shows the side view of the house with the driveway paving.

Commissioner Isselin suggested that a six foot high privacy fence be installed along the property line between Lot 19 & 20 that will minimize the effect of the driveway being so close to Lot 20. He also suggested that parking should only be allowed in the area on Lot 27 and never in the driveway.

Mr. Gupta described the current building as it now exists. Apartment A: Living room, dining room, kitchen, two bathrooms, two bedrooms; Apartment B: Living room, kitchen, 1 bath, two bedrooms. To modify the dwelling to a one family house; the kitchen on the second floor would be removed and converted to another bedroom. The house would then have five bedrooms allowing a minimum of nine habitants.

A short break was called at 9:22pm. The Board returned at 9:32pm.

Town of Dover Planning Board

Regular Meeting

ROLL CALL: Present: Commissioner Mendoza, Shauer, Bocchino, Isselin, Walker, Alderman Visioli, Chairman McGrath
Still present is Board Attorney Kurt Senesky and Town Engineer Mike Hantson

Mr. Spagnola stated that the proposed dwelling would be 26' x 48'; it is a two story house with a basement. He reviewed the proposed plans. (A-2) The garage is 14' x 22'. Mr. Hantson asked why the first floor layout was not set up with a traditional living room, kitchen, bath and the second floor bedrooms. This design lends itself to a future conversion to an illegal apartment which is something we would like to avoid.

Mr. Hantson suggested that it would make good planning sense to reduce the maximum building coverage to something less than twenty-five percent rather than pushing it up to twenty-five percent. The proposed deck should be shown on the subdivision plan because it is another intensification of the use of the property. House plans and elevation views of the house should be submitted.

This portion of the meeting was opened to the Public.

Jerry Piernot, mom lives at 36 W. Munson, Lot 20, voiced concern for drainage, wants to see a privacy fence, is concerned about snow removal and the size of the proposed house.

Steve Wagoner, 11 Millbrook Ave., voiced concern for snow removal, the easement, added traffic and parking requirements.

Jim Piernot, lives at 36 W. Munson, voiced concern for traffic and additional people in a crowded area.

John Kelly, 41 W. Munson, voiced concern about all of the "tar" that he would be looking at; he also questioned a play area of yard for the proposed house.

Efrain Ayala, 45 W. Munson, voiced concern for increased traffic, the easement, snow removal, and safety issues.

Bill Shuler, 1 Hillcrest Avenue, would like to keep some green at this location and asked the Board for a no vote for this application.

This portion of the meeting was closed to the Public.

To review: elevations of the house need to be supplied, profiles of the driveway, architectural plans, floor plans of the existing home, report from Fire Department, off-street parking plans, screening and landscaping plans.

Due to a heavy schedule, the applicant was asked to come back to the Planning Board for the July 26th meeting with no further notice being required.

OLD BUSINESS – Commissioner Bocchino stated that the Toyota truck remains on the Dover Crafts lot; the clean-up was very good.

An amendment to the Historic Preservation element for normal maintenance was made.

NEW BUSINESS – None

Town of Dover Planning Board
Regular Meeting

EWSP Committee Report – Kurt Senesky

EWSP-02-06 – Robert Ferra, Block 1206, Lot 5, also known as 19 W. Blackwell St. located in the C-1 Zone. The application is for a change in use from a photography studio to an office use for a mortgage company on the second floor

Attorney Senesky gave a review of this application which was approved.

A motion to adjourn was made by Commissioner Shauer, seconded by Alderman Visioli, with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS JUNE 28, 2006

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

Respectfully submitted,



Regina Nee
Clerk/Secretary
Planning Board