

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Gilbert – Vice Chairman
- Luis Gomez
- Angel Mendoza
- William Shauer
- Antonio Acosta
- William Isselin

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

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- James Dodd - Mayor
- Cindy Romaine – Mayor's Rep.
- James Visioli - Alderman
- Kay Walker - Alternate I
- Rafael Rivera- Alternate II
- Kurt Senesky - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Regina Nee - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR JUNE 24, 2009

CALL TO ORDER Chairman Mc Grath called the meeting to order at 7:43 PM.

ROLL CALL: PRESENT: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Gomez, Alternate II Rivera, Vice Chairman Gilbert, Chairman McGrath

ABSENT: Alternate I Walker, Alderman Visioli

ALSO PRESENT: also present is Board 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:

A motion to approve the regular meeting of the May 27, 2009 was made by Commissioner Acosta, seconded by Commissioner Gomez and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Shauer, Acosta, Gomez, Rivera, Vice Chairman Gilbert, 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.

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RESOLUTIONS: None

EXTENSION OF TIME:

SP-03-06 – Woodmont at Dover, ET, LLC; Block 901, Lot 1.04, also known as Mount Pleasant Avenue located in the RAD Zone. The application is a Preliminary and Final Major Site Plan and Minor Subdivision to construct an 85,865 SF hotel and 58,697 SF office building with associated site improvements, including a variance for hotel parking, and any other variances and waivers that may be required. **Approved with conditions on July 26, 2006; One (1) Year Extension for Office Building granted June 25, 2008 – Request an additional One (1) Year Extension for Office Building.**

Steve Santola is the Executive Vice President and General Counsel for Woodmont Properties addresses the improvements and progress of the Hotel and Office space.

A motion to approve the request for a one year extension for the office building was made by Commissioner Romaine, seconded by Commissioner Mendoza and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta (abstained), Gomez, Rivera, Vice Chairman Gilbert, Chairman McGrath
Nays: None

COMPLETENESS:

SP-01-09 –Edgar A. Ramirez, Block 1801, Lot 4, also known as 75 Second St. located in the R-1 Zone. The application is a Conditional Use Permit and Minor Site Plan to use basement as a beauty parlor, and any other variances and waivers that may be required. **New Application.**

George Johnson Attorney for the applicant goes over the application.

Michael Hantson explains that a home occupation requires a minor site plan.

A motion not to waive the Site Plan portion of the application was made by Vice Chairman Gilbert, seconded by Commissioner Romaine and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Gomez, Rivera, Vice Chairman Gilbert, Chairman McGrath
Nays: None

A motion to address waviers are not needed for items 7,8,9,12,14 & 18 of the Development checklist was made by Commissioner Romaine, seconded by Commissioner Gomez and followed with a Roll Call vote.

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Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Gomez, Rivera, Vice Chairman Gilbert, Chairman McGrath

Nays: None

A motion to amend application to include minor site plan for home occupation was made by Commissioner Rivera, seconded by Commissioner Romaine and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Gomez, Rivera, Vice Chairman Gilbert, Chairman McGrath

Nays: None

CASE:

SD-01-09 Christian Vega, Block 2104 Lot 27, also known as 6 Summer Ave.. Located in the R-2-Zone. The application is a Minor Subdivision to create one (1) new building lot, with variances for side yard setback and building coverage, and any other variances and waivers that may be required. **Carried from May 27, 2009.**

Surveyor suggested the pine trees on the right side of the property should come down. The Shade Tree Commission went to the site and have recommended the three trees in the front of the property be taken down and replaced. The Board also asked that the sidewalks be constructed. The property should also be brought up to code via a certificate of compliance, and to determine the amount of bedrooms allowed.

A motion to carry application to July 22, 2009 meeting was made by Vice Chairman Gilbert, seconded by Commissioner Gomez and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Shauer, Acosta, Gomez, Rivera, Vice Chairman Gilbert, Chairman McGrath

Nays: None

WSP-01-09 –Larry Taylor Block 1902, Lot 9, also known as 134-136 E. Blackwell St. located in the C-1 Zone. The application is a Conditional Use and Waiver of Site Plan for the creation of an additional dwelling unit, and any other variances and waivers that may be required. **To be carried to July 22, 2009**

OLD BUSINESS: Guadalupe Bakery is working on all open permits, and has had inspections throughout the process.

NEW BUSINESS: Third round plan for the Fair Share Plan was deemed incomplete. In accordance with COAH Regulations the Town of Dover is required to set-up a mediation

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consisting of the Town Administrator, Michael Hantson, Angel Mendoza, and a member of the governing body.

EWSP COMMITTEE: None

A motion to adjourn was made by Commissioner Romaine at 8:34 PM with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS JULY 22, 2009 AT 7:30PM

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

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 'N'.

Regina Nee
Clerk/Secretary
Planning Board