

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Gilbert –Vice Chairman
- Luis Gomez
- Vacant
- 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
- Vacant - 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 OCTOBER 27, 2010

CALL TO ORDER Vice Chairman Gilbert called the meeting to order at 7:48 PM.

ROLL CALL: PRESENT: Commissioner Isselin, Romaine, Acosta, Rivera, Vice Chairman Gilbert

ABSENT: Commissioner Shauer, Gomez, Alderman Visioli, Chairman McGrath

ALSO PRESENT: Town Engineer and 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 the meeting of September 22, 2010 was made by Commissioner Rivera, seconded by Commissioner Acosta, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Acosta, Rivera, Vice Chairman Gilbert
Nays: None

Motion: Approved

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

Vice Chairman Gilbert explained that Kurt Senesky Board Attorney is not present this evening, the Board will still hear the cases but will not be able to approve any resolutions. Kurt will listen to the tapes in order to prepare resolutions for the meeting.

OPEN TO THE PUBLIC: None
CLOSED TO THE PUBLIC

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RESOLUTIONS: None

EXTENSION OF TIME: None

CASE:

SP-07-10 –David F. Rueda; Block 1217, Lot 6, also known as 6 W. Blackwell St. located in the D2 Zone. The application is a Minor Site Plan to renovate an existing vacant space previously used as a printing shop into a restaurant, and any additional variances, waivers or relief required by the board. **Application Incomplete. Carry to December 1, 2010 with no new notice required.**

A motion to carry application with no further notice required was made by Commissioner Acosta, seconded by Commissioner Romaine, and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Romaine, Acosta, Rivera, Vice Chairman Gilbert

Nays: None

Motion: Approved

SD-3-97A –Po-Lun Tsai and Sylphia Yu; Block 2104, Lot 3.01, also known as 20 E. Munson Ave. located in the R-2 Zone. The application is to modify Condition #10 of subdivision approval for Application S-03-97, to permit the construction of a three (3) season sun room on the existing flat roof. **New Application**

George Johnson attorney for the applicant, and Po-Lun Tsai & wife Sylphia Yu owners of the property explain to the board that they are here because of a previous resolution with a condition that if the house is added to or changed in any way they must return to the board.

Exhibit A-1 Picture of the Property.

Commissioner Isselin asked the applicant if the sunroom was going to be used as a bedroom. Applicant explained that the sunroom will have no heat therefore not going to be used as a bedroom.

Open to the public:

Terry Ulfer who resides at 7 summer Avenue and is in support of the application.

Closed to the public

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

Ayes: Commissioner Isselin, Romaine, Acosta, Rivera, Vice Chairman Gilbert

Nays: None

Motion: Approved

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SP-05-10 –The Yolca Corp.; Block 1902, Lot 17, also known as 174 E. Blackwell St. located in the C-1 Zone. The application is a Minor Site Plan and Floor Area Variance, and Sign Variance for a change of use from a doctor's office to an ice cream shop, and any additional variances, waivers or other relief required by the Board. **Carried from the September 22, 2010 meeting.**

Richard Saunders attorney with the Law offices of Larry Weiner explained to the board the property is now a vacant doctor's office on the first floor with an apartment with an existing tenant on the second floor. His client would like to convert the downstairs to an ice cream polar. Applicant is also looking for a sign variance. They are proposing a freestanding sign 8 x5 and 40 sq ft. The wall mounted sign will be above the 2nd floor, windows which also requires a variance. Building signs are only permitted above the main entrance to the business and must be located over the first floor windows.

Carmen Espinoza owner of the property explains that the building sign can only be above the second story windows because there is a roof over the porch.

Ben Horten Architect for the applicant, whose office is located at 312 Route 10 in Randolph New Jersey, reviewed his credentials. and explained to the board the layout of the ice cream polar.

Submitted into evidence--

Exhibit A-1 Drawing of freestanding sign.

Exhibit A-2 Picture of the Building (front view)

Exhibit A-4 Picture of restaurant next door to the east.

Exhibit A-5 Picture of restaurant next door to the east.

Exhibit A-6 Picture of property going east.

After discussion from the board members, Michael Hantson and the applicant. The following was agreed to..

Applicant will keep all trash inside until day of garbage pick-up. Basement will remain vacant and unoccupied.

Upstairs tenant will continue to gain access to the one bedroom apartment from the rear of the building.

One trash and one recyclable container are to be located in front of the business in the fenced in front yard area.

The free standing sign will be no more elevated than 2 feet off the ground, and be lit with ground spot lights. On the westerly side of the building, in front and left side of building to the end of the new fence, low growth plantings no higher than 30 inches is to be used. Morris County Planning Board approval for Plantings in the front area is needed, and should be amended on the application

Open to the public: None

Closed to the public

Conditions:

1. Variance to allow the installation of a wall sign above the second story window.

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2. Size and architectural features as indicated on the rendering.
3. Second variance for a free standing sign to be relocated in the front yard area as depicted on the site plan.
4. Maximum size would be 6 foot wide by 5 foot high with underground clearance of no more than 2 feet.
5. Sign would be have external lights.
6. Revision of site plan to reflect the landscaping and limited to low growth planting on the easterly side.
7. Outside tables and chairs would be allowed.
8. The patio area in the front would include one trash and one recycling receptacle.
9. Basement would be an unoccupied space.
10. The business trash and recycling would be kept indoors until garbage pick-up.
11. If the applicant chooses to store the business trash outdoors the applicant must return to the Board.
12. A Knox Box shall be installed on the building for the fire department to gain access if need be.
13. Subject to County Planning Board Approval.

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

Ayes: Commissioner Isselin, Romaine, Acosta, Rivera, Vice Chairman Gilbert

Nays: None

Motion: Approved

SP-06-10 –Dover Christian Center, Inc.; Block 1201, Lot 6, also known as 63-105 Bassett Hwy. located in the BHRPA Zone. The application is a Minor Site Plan to expand an existing church use into a space previously used as an office, and any additional variances, waivers or other relief required by the Board. **Carried from August 25, 2010.**

Drew Edwards Attorney for the applicant is present and discusses the time line for the property improvements.

Paul Barnish owner of the property is also present and goes over the phases of work which will be done. The applicant is proposing improvements in 8 phases in 8 years. The ramp behind the bowling alley will be moved to Phase 3. The lighting behind Krausers will be changed to Phase 1.

Open to the public: None

Closed to the Public

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

Ayes: Commissioner Isselin, Romaine, Acosta, Rivera, Vice Chairman Gilbert

Nays: None

Motion: Approved

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NEW BUSINESS: None

OLD BUSINESS: None

EWSP: None

A motion to adjourn was made by Commissioner Romaine at 9:11 PM with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS DECEMBER 1, 2010 AT 7:30PM

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Regina Nee".

Regina Nee
Clerk/Secretary
Planning Board