

# *Town of Dover Planning Board*

- William Shauer - Chairman
- Rafael Rivera –Vice Chairman
- William Isselin
- Jerry Hoffman
- Nick Cerilli
- Scott Miller
- Frank Zanotti

COUNTY OF MORRIS  
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DOVER, NEW JERSEY 07801

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- James P. Dodd - Mayor
- Cindy Romaine – Mayor's Rep.
- James Visioli - Alderman
- OPEN - Alternate I
- T.C. McCourt - Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Tamara Bross - Clerk/Secretary

## **PLANNING BOARD REGULAR MEETING MINUTES FOR OCTOBER 24, 2018**

**CALL TO ORDER:** Chairman Shauer called the meeting to order at 7:30 PM.

### **ROLL CALL:**

**PRESENT:** Commissioners Isselin, Hoffman, Romaine, Zanotti, Miller, McCourt, Alderman Visioli, Vice Chairman Rivera and Chairman Shauer

**ABSENT:** Commissioner Cerilli

**ALSO PRESENT:** Glenn Kienz Esq. Board Attorney, Michael Hantson, Board Engineer/Planner and Tamara Bross, Board Secretary.

**PLEDGE OF ALLEGIANCE** was recited by all.

**ADEQUATE NOTICE OF MEETING** was read by Ms. Bross.

### **MINUTES:**

Commissioner Miller made a motion to accept **September 26<sup>th</sup>, 2018** minutes as presented and Commissioner McCourt seconded. The Board was polled and minutes accepted by those that were present: 6 - 0

### **NEW BUSINESS**

Charles Latini of Latini and Gleitz Planning was sworn in.

Michael Hantson explained the requirements of reexamining the Master Plan every ten years. If all Board Members are comfortable with report than a resolution is prepared; however does not have to be adopted tonight. The next step is to make amendments to the Master Plan and that is done at a public meeting at a later time.

Mr. Lantini introduced himself to the Board and offered the following in regards to the Town of Dover 2018 Master Plan Reexamination Report dated October 19, 2018:

- Reviewed major issues & objectives outlined in the 2007 Master Plan

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- Gave an overview of the extent to which issues & objectives have been reduced/increased
- Presented significant changes in assumptions, policies & objectives
- Recommended changes to Master Plan & development regulations
  1. Area 1- encompasses the existing St. Clare's – Dover Hospital Campus
  2. Area 2- consists of the current C-2(General Commercial) and C-3 (Light Industrial-Commercial) Zones along the Rt. 46 corridor
  3. Area 3 – (Crescent Field, cemetery and Spruce St. senior building) currently zoned IND – Industrial; has residential to commercial and should be updated
  4. Area 4 (train station area) currently zoned IND – Industrial; has many residential properties
  5. Area 5 consists of properties along the East Blackwell Street corridor and zoned IND – Industrial; rezone to accommodate more appropriate uses in a flood prone area
  6. Area 6 – (Guenther Mill section) area to look at for zoning conformity
  7. Area 7 - consists primarily of Chevrolet Dealership on Rt. 46 again zoning conformity
  8. Area 8 – (North Sussex St. Landfill Area) should be rezoned to conform
  9. Medicinal Cannabis – monitor NJ laws and educate decision makers about the pros and cons of appropriate zoning and take a look at allowing growth facility use in appropriate areas

After discussion the Board agreed to adopt the resolution.

A motion was made to adopt resolution, *the Adoption of Master Plan Reexamination Report* and accept the report prepared by Mr. Lantini, by Commissioner Romaine and seconded by Commissioner Miller. Resolution APPROVED 9-0

There were no comments made by members of the Public

Commissioner Romaine made a motion to adjourn, Commissioner Isselin seconded, with all in favor.

Adjourned 8:32PM

Respectfully submitted,

  
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Tamara E. Bross, Planning Board Secretary

Date Approved: December 5, 2018