

TOWN OF DOVER PLANNING BOARD

- Michael Scarneo - Chairman
- Rafael Rivera – Vice Chairman
- William Isselin
- Scott Miller
- Erica Ulloa
- David Garland
- Eric German

COUNTY OF MORRIS
Mailing Address
37 North Sussex Street
Dover, NJ 07801
Office Location
100 Princeton Avenue
Water Works Park

- Carolyn Blackman - Mayor
- Evelyn Santiago - Mayor's Rep.
- AB Santana - Alderman
- Edward Correa - Alternate I
- Claudia Rodriguez- Alternate II
- Glenn C. Kienz - Board Attorney
- Stephen Hoyt - Town Engineer
- Tamara E. Bross - Clerk/Secretary

Telephone: 973-366-2200 (Ext. 2141)
Secretary email: tbross@dover.nj.us

AGENDA

JANUARY 25, 2023

to follow immediately after Reorganization Meeting

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – 12/14/2022

RESOLUTIONS

P22-02 AMENDED- Pema Meat Market LLC, Block 1902, Lot 12; also known as 148 E Blackwell Street; located in the C-1 (commercial) zone. **Preliminary and Final Major Site Plan & C Variance** - Applicant seeks approval to remodel current masonry building (formally Sunnyside Florist) to operate a retail meat market and related food prep kitchen. Applicant will comply with DEP regulations for Flood Hazard Area. Variance requested for parking & off-street loading area. **Approved 12/14/22**

P22-10 – Las Praderas II, LLC, Block 1203 Lot 2; also known as **9-11 Bassett Highway** located in the BHRPA (Bassett Highway Redevelopment Plan Area) zone. **Minor Site Plan** Applicant requests approval for a change of use from a Hair Salon to a Restaurant. **Approved 12/14/22**

APPLICATIONS

P22-08- 200 Richards Enterprises LLC, Block 1905, Lot 50 also known as **200 Richards Ave**; located in the IND (industrial) zone. **Amended Site Plan** Applicant is proposing additional parking spaces, improve lighting, landscaping and other site related improvements. Bulk variance is needed for rear yard setback - 10' required and 4' is

proposed across adjacent property line. *Request to carry until 1/25/22 via email.*
Request to carry until 2/22/23 via email.

P22-11 – Eri and Gio INC, Block 1210 Lot 4; also known as **21 E Blackwell Street** located in the D2 (Blackwell St. Historic) zone. **Minor Site Plan** Applicant requests approval for a change of use from a catering use to one 2-bedroom apartment.

P23-01 – James P. Dodd, Block 2310 Lots 22,24 & 25; also known as **331 Richards Ave.** located in the C-2 (commercial) zone. **Amended Site Plan** (SP08-10) proposing covered walkway which a variance for side yard set back is required and fencing 2’ off of the property line.

EWSP REPORT – EWSP23-01 John’s Chicken Block 1903 Lot 2 **121 E Blackwell St.** change of use from Mechanics Shop to storage and install a walk in refrigerator for existing restaurant. **APPROVED w/ CONDITIONS 1/20/2023**

BOARD OF ADJUSTMENT ANNUAL REPORT 2022 – Passed by resolution 1/11/23

OLD BUSINESS –

NEW BUSINESS

DISCUSSION

ADJOURNMENT

The next scheduled Planning Board meeting is February 22, 2023 @ 7:30pm.