

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, NEW JERSEY 07801

Office Location
100 Princeton Avenue
Water Works Park

- Carolyn Blackman - Mayor
- Open Mayor's Representative
- Humberto Quinones - Alderman
- Guillermo Roman - 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

DECEMBER 14, 2022 @ 7:30

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – 11/9/2022

RESOLUTIONS

P22-07 – David Valvano; Block 1712, Lot 20 also known as **13 Summer Avenue;** located in the R-2 (single family) zone. **Minor Subdivision** - Applicant proposes to subdivide a 100' x 100' property leaving one with existing home – if approved a new home will be built on remaining lot. **Approved 11/9/2022**

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*

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.

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.

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.

OLD BUSINESS – sign deeds 12 Grace St and 20 Summer St

NEW BUSINESS expired terms: Commissioner Rivera

DISCUSSION

ADJOURNMENT

The next scheduled Planning Board meeting is January 25th @ 7:30pm.