

TOWN OF DOVER PLANNING BOARD

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

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/Board Engineer
- Tamara E. Bross - Clerk/Secretary

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

AGENDA

SEPTEMBER 27, 2023 @ 7:30

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – 8/23/2023

RESOLUTIONS –

P23-11 Scoop House LLC; Block 1203 Lot 2; also known as **1 Bassett Highway;** located in the BHRPA (Bassett Hwy Redevelopment Plan Area) zone. **Minor Site Plan** Applicant seeks approval for a change of use from a bank to an ice cream parlor with seating. Installation of kitchen and activity/party area.

P23-13 127 Classic Realty LLC; Block 1902 Lot 2; also known as **126 E Dickerson St;** located in the IND (Industrial) zone. **Minor Site Plan** Applicant seeks approval to create interior walls to divide existing warehouse space and office into additional spaces to rent out to two different tenants for a total of three tenants that are permitted uses. 36 parking spaces are proposed where 35 are required.

CASES –

P23-14 Dover Board of Education; Review of Capital Project - Applicant seeks approval to install outdoor electronic signs at 4 school sites: Dover High School. Academy Street School, East Dover Middle School and North Dover School to promote information regarding school district news, activities and events.

P23-12 THOM9210 LLC; Block 2015 Lot 2; also known as **67 and 71-73 Elm Street;** located in the R-3 (double family) zone. **Minor subdivision and “C” variances.** Applicant seeks approval to subdivide current property into two (2) 5000sf lots – 7500sf required-

leaving the existing 2-family homes on two separate lots. This approval will require a minimum of 6 variances including min. lot area; min. lot width; front yard set-back; side yard set-backs one-side and both sides total and maximum building coverage. The Applicant does not propose any new development, and property will remain, as it exists; with approved variances, the 2-family homes will be on two separate nonconforming lots.

P23-15 Dover Tubular Alloys LLC; Block 703 Lot 6; also known as 200 West Clinton Street, located in the IND (industrial) zone. **Preliminary & Final Major Site Plan and Minor Subdivision**. Applicant seeks approval to subdivide the property into 2 separate lots and develop a warehouse on one lot and a distribution warehouse on the other. Site improvements include storm water detention basins, landscaping and lighting

OLD BUSINESS – None

NEW BUSINESS –

BOARD MEMBER DISCUSSION –

PUBLIC DISCUSSION – Two minute time limit to discuss anything other than agenda items

ADJOURNMENT

The next scheduled Planning Board meeting is October 25, 2023 @ 7:30pm.