

Town of Dover Planning Board

- Paul McGrath - Chairman
- William Gilbert - Vice Chairman
- William Isselin
- Angel Mendoza, Jr.
- William Shauer
- Cindy Romaine- Alderman
- Joan Bocchino

COUNTY OF MORRIS
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- James Dodd - Mayor
- James Visioli - Alderman
- Kevin Lewthwaite - Alternate I
- Kay Walker- Alternate II
- Kurt Senesky - Board Attorney
- Michael Hantson - Town Engineer
- Regina Nee - Clerk/Secretary

PLANNING BOARD REGULAR MEETING MINUTES FOR APRIL 26, 2006

CALL TO ORDER Chairman McGrath called the meeting to order at 8:12PM.

ROLL CALL: PRESENT: Commissioner Mendoza, Shauer, Bocchino, Isselin, Alternate I Lewthwaite, Alderman Visioli, Vice-Chairman Gilbert, Chairman McGrath

ABSENT: Alternate II Walker, Alderman Romaine

ALSO PRESENT: Present this evening is Board Attorney Kurt Senesky and Town Engineer and Planner Michael Hantson.

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Secretary Nee

MINUTES: March 22, 2006 Minutes

A motion to approve the minutes was made by Commissioner Shauer, seconded by Alderman Visioli and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Lewthwaite, Alderman Visioli, Vice-Chairman Gilbert, and Chairman McGrath
Nays: None

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

PUBLIC PORTION

Chairman McGrath opened the meeting to the Public. Anyone from the public wishing to discuss any business with this Board, other than the applications to be heard this evening, was asked to please come forward at this time. Seeing no hands, hearing no voices, this portion of the meeting was closed to the Public.

Town of Dover Planning Board

Regular Meeting

RESOLUTIONS - None

CASES

SP-01-06 – Dover Crafts, Block 703, Lot 8, also known as 158 W. Clinton Street located in the IND Zone. The application is a Minor Site Plan to construct an overhead door and loading area, and any other variances and waivers that may be required.

Attorney, George Johnson was present for the applicant.

Peter Harris, owner was sworn in.

Mr. Hantson read the Engineer’s report for the record.

The doors were constructed without proper permits based on a business decision made by Mr. Harris.

Property maintenance is an issue in the rear of the property including a rusty storage container as noted by Commissioner Bocchino. The site plan shows two metal sheds and a U-Haul storage trailer. All of these should be properly maintained or be removed. Overhead door bumpers will be installed. Alderman Visioli requested that all violations must be completely addressed prior to a resolution being approved. It was suggested that a construction permit should be obtained prior to the resolution.

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

ROLL CALL: Ayes: Commissioner Mendoza, Shauer, Bocchino, Isselin, Lewthwaite, Alderman Visioli, Vice-Chairman Gilbert, Chairman McGrath
Nays: None

SD-01-06 – Shantivan Management, LLC, Block 1707, Lots 19 & 27, also known as W. Munson Ave located in the R-2 Zone. The application is a Minor Subdivision to create one (1) new building lot and convert the existing two (2) family dwelling to a one(1) family dwelling, and any other variances and waivers that may be required.

The applicant will be carried to the May 24, 2006 meeting. The applicant must re-notice.

OLD BUSINESS – Mr. Hantson was asked if a schedule was available from Chuck regarding the Master Plan; he was advised, “No.” The Circulation Element is presently being worked on and Mr. Hantson stated that he will be in contact with him regarding a schedule. The Recreation Element draft also needs to be reviewed. Per Mr. Hantson, the Land Use Element should be completed first.

A new E-Mail address list will be made available as requested by Commissioner Bocchino.

By-Laws for the Planning Board will be ready for the next meeting; changes have been made.

The Barber Shop in Marty’s is now a Beauty Shop, it required a new C of C, it was not a change of use, and therefore, it required no additional actions. The shop is regulated by the State, the address for both tenancies must be check out.

Town of Dover Planning Board

Regular Meeting

NEW BUSINESS – Fund Raiser for Bob Hooper, a flyer was sent to each member.

EWSP Committee Report – Kurt Senesky

EWSP-01-06 – Suburban-Baker, Inc., Block 1217, Lot 1, also known as 16 W. Blackwell St. located in the C-1 Zone. The application is for a change in use from a single office tenancy to two (2) retail/office tenancies.

The application was presented to convert back to retail space, but for two retail spaces; a Christian Book store and a Sprint Retail store. The application was approved subject to certain conditions. Sprint will be putting in a bathroom in its part of the space, garbage will be stored indoors, both tenants will obtain sign permits, neither applicant will have more than three employees on the premises at any one time, no meetings will be held in the store (Christian Book Store), both tenants are to apply for Certificates of Compliance for the space that they will be using. Commissioner Isselin stated that the yellow signs on the Sprint store will be addressed.

A motion to adjourn was made by Commissioner Mendoza, seconded by Alderman Visioli, with all present in favor.

THE NEXT REGULAR SCHEDULED MEETING IS MAY 24, 2006

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

Respectfully submitted,



Regina Nee
Clerk/Secretary
Planning Board