

TOWN OF DOVER PLANNING BOARD

- William Shauer - Chairman
- Rafael Rivera - Vice Chairman
- Jerry Hoffman
- William Isselin
- Scott Miller
- Frank Zanotti
- T.C. McCourt

COUNTY OF MORRIS
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- James P. Dodd - Mayor
- Cindy Romaine Mayor's Representative
- James Visioli - Alderman
- Open - Alternate I
- Open- Alternate II
- Glenn C. Kienz - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Tamara E. Bross - Clerk/Secretary

AGENDA

MAY 22, 2019

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – February 27, 2019

RESOLUTION:

P19-02 Meridia College Campus of Urban Development, Dover LLC, Block 1208, Lot 7; also known as 15 E. Blackwell Street, located in the Scattered Site Redevelopment Area and Historic District. Applicant seeks approval for amended site plan to include restaurant use added to approved retail sales and retail services use for first floor tenant space. Applicant is also amending signage and lighting on façade of building and installing a hood exhaust vent up the rear of building to accommodate restaurant tenant. **Approved 2/27/19**; Historic Preservation Commission approved 2/25 and 3/25/2019

PUBLIC HEARING

Public Hearing of Recommending the Designation of properties identified as:

Block 1201, Lots 6, 6.01 & 6.04;

Block 1204, Lots 1 & 2;

Block 1205, Lots 1, 2, 8, 9, 10, 11, 12 & 13;

and Block 1206, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 16;

as an Area in Need of Redevelopment without condemnation to the Governing Body. Pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

- Presentation by David Roberts AICP/PP, RLA, dgROBERTS Planning & Design LLC

Redevelopment Study Area Determination of Need Report, Bassett highway Study Area, dated May 3, 2016.

- Questions by Board Members
- Open to the Public
- Discussion
- Action and Resolution

P19-03 32 Ivan R. Ferrari, Block 1206 Lot 9; also known as **32 Bassett Hwy**; located in the BHRPA Zone. Applicant seeks approval for **Minor Site Plan**. Proposes renovation of exterior and interior of building for restaurant use; construct a covered outdoor patio and second means of egress from building.

P19-01 Devjibhai & Sudha Patel, Block 313, Lots 3 & 4; also known as **74 Baker St**; located in the R-2 zone. Applicant seeks approval for **Minor Subdivision** of property existing single family home to remain on 6,574 SF; proposed lot is 5,926 SF. Removal of side porch is proposed to eliminate side yard variance, ***request to carry to May 22, 2019***

P18-01 Alfa Investments LLC, Block 807, Lot 1; also known as **342 Clinton Street**. Applicant seeks **Minor Subdivision** approval for 2 10,000 S.F. lots and construction of one dwelling on new lot; variance relief is needed for insufficient rear yard setback and maximum building coverage for proposed lot 1.01 and any other relief needed. ***Approved 3/28/2018 – deed not recorded within 190 days***

OLD BUSINESS

NEW BUSINESS

DISCUSSION

ADJOURNMENT

The next scheduled Planning Board meeting is June 26th @ 7:30pm.
IF ANY MEMBER CANNOT ATTEND MEETING PLEASE CALL CLERK AT (973)366-2200 Ext 2141