

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- William Isselin
- James Visioli
- Thomas Incera
- Osvaldo Orama
- Michael Scarneo
- Hon. Mayor James P. Dodd – Mayor

TOWN OF DOVER

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- Thomas MacDonald – Mayor Designee
- Arturo Santana – Council Member
- Reese Riley - Alternate I
- Vacant - Alternate II
- Stephen Hoyt – Board Engineer
- William J. Rush – Board Attorney
- John McDonough – Board Planner
- Evanna Choto - Board Secretary

Agenda for the Planning Board Meeting Thursday, April 16th, 2026 REGULAR MEETING

1. **Call to Order** - Reading of the New Jersey Open Public Meetings Notice.

“This meeting is being held in accordance with the Open Public Meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of the 2026 meeting schedule was sent to the Daily Record and Star Ledger on January 22, 2026, and published in the Daily Record and the Star Ledger on January 28, 2026. The annual meeting list was also posted on the municipal bulletin board in Town Hall, on the Town of Dover website, and submitted to the Town Clerk. As a reminder, there is no smoking in this building; there are two exits in case of emergency, and this meeting is not streaming on Facebook Live. However, the audio will be posted in a timely manner to the Town website.”

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes**

- Regular Meeting March 19, 2026

5. **Resolutions –**

- **None**

6. **Applications –**

- **P25-11 – 71 Bassett Highway**

The subject property identified as **Block 1201, Lot 6** currently contains a 2-story masonry building for commercial/retail uses and a house of worship, with associated parking for passenger vehicles and tractor-trailers in the rear of the property. The Applicant is proposing to demolish the existing 2-story building to accommodate three (3) mixed-use buildings, which will consist of 640 total residential dwelling units and 11,733 SF of total commercial/retail space. The 640 dwelling units will include multi-family residential units and affordable housing units. Associated external improvements include the redevelopment of internal roadways, off-street and on-street parking, grading, drainage, utilities, lighting, landscaping, stormwater management, and proposed easements for new utility locations.

- **P26-01_570 Mt Pleasant Avenue**

The subject property identified as **Block 901, Lot 6** currently contains a 98,000 square-foot building, where 30,000 square-feet is 2-story office space and 68,000 square-feet is 1-story warehouse space. The Applicant is proposing interior modifications to the existing office space on the second floor and exterior modifications to the existing parking lot to accommodate truck and trailer parking. Associated site improvements will include grading, drainage, lighting, and landscaping. The existing building footprint will remain. **A special meeting has been scheduled for 4/22/26 at 7:30pm.**

- **P25-12 – 90 1/2 W. Blackwell Street**

The subject property identified as **Block 512, Lot 13** currently contains a vacant 2-story commercial building, formerly known as Agra Environmental & Laboratory Services, which is a pre-existing nonconforming use. The applicant proposes to convert the existing Building to a 2-Family Dwelling (two 3-bedroom units), which is a permitted use in the R-3 Zone. Associated external improvements include a retaining wall, extended walkway, and the replacement of existing windows. Applicant attorney has provided us with a letter requesting to be carried until May 21st 2026 meeting and will re-notice for same.

7. **Open to the Public**
8. **New Business – NONE**
9. **Old Business - NONE**
10. **Adjournment**

The next schedule meeting is the Regular meeting on May 21st, 2026 @ 7:30 pm.