

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
Mailing Address
37 North Sussex Street
Dover, New Jersey 07801

Office Location
100 Princeton Avenue
Dover, New Jersey 07801
Telephone: 973-366-2200 (Ext. 2141)
Email: boardsecretary@dover.nj.us

- 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, May 21st, 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 May 21st, 2026 meeting was posted on the Towns website under Legal notices, and the municipal bulletin board in Town Hall, as well as submitted to the Towns 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 April 16th, 2026
- Special meeting April 22nd, 2026

5. Resolutions –

- **P26-01_570 Mt Pleasant ave Block 901, Lot 6**
- **P25-11_71 Bassett Highway Block 1201, Lot 6**

6. Applications – 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. This application was carried from February 19th 2026 meeting.

7. Open to the Public

8. New Business – NONE

9. Old Business - NONE

10. Adjournment

The next scheduled meeting is the Regular meeting on June 18th, 2026 @ 7:30 pm. At 37 North Sussex Street