

# 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)  
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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, June 18th, 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 April 16<sup>th</sup>, 2026
- Special meeting April 22<sup>nd</sup>, 2026
- Regular meeting May 21<sup>st</sup>, 2026

### 5. **Resolutions – none**

6. **New Business - 200 W. Clinton St - Blight Study** - "Area in Need of Redevelopment" for the following parcel of land as identified on the Town Tax Records: Tax Map Identifier: Block 703, Lot 6.01, and formerly a portion of and also known as (Block 703, Lot 6), The purpose of the preliminary investigation and the preliminary investigation report is to determine whether the Study Area should be designated by the Municipal Council of the Town of Dover (the “Municipal Council”) as a Non-Condensation Area In Need of Redevelopment pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “Redevelopment Law”), which determination/designation, if so made, shall, among other things, authorize the Town to use all of the powers provided by the Legislature under the Redevelopment Law for use in a

redevelopment area; except however, such determination/designation shall not authorize the Town to exercise the power of eminent domain to acquire any property within the Study Area

**7. 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 19<sup>th</sup> 2026 meeting.
- **P26-03 - 37 First Street** - The subject property identified as **Block 1703, Lot 7** Applicant proposes subdividing Block 1703 lot 7 into two smaller lots, Lots 7.01 and 7.02 for the proposed use of two single -family dwellings on each respective lot.
- **P26-04 – 109 Bassett Highway** – The subject property identified as **Block 1201 LOT 6.01** is fully developed with an existing 2-story indoor athletic facility with an unfinished basement. The applicant seeks amended site plan approval to perform certain interior modifications to the existing building. Specifically, the applicant proposes modifications to approximately 2,910 square feet of the unfinished basement for use as a baseball training area with batting cages and associated training facilities. The existing main level and mezzanine floors are to remain. No site improvements are proposed as a part of this application

**8.Open to the Public**

**9.Old Business – NONE**

**10. Adjournment**

The next schedule meeting is the Regular meeting on July 16th, 2026 @ 7:30 pm. At 37 North Sussex Street

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## Regular Meeting Minutes April 16<sup>th</sup> 2026

**Call to Order** - Chairman Rivera called the meeting to order

**ADEQUATE NOTICE OF MEETING:** - The Open Public Meetings Act statement was read into the record By Evanna Choto

### **Roll Call:**

**Board Members Present** - Chairman Rivera, Vice Chairman Miller, Commissioner Riley, Commissioner Incera, Commissioner Visioli, Commissioner Scarneo, Commissioner Orama, Commissioner Isselin, Commissioner Santana, Mayor Dodd

**Professionals Present**- Bill Rush, Board Attorney ,Stephen Hoyt, Board Engineer,Nicholas Graviano, Board Planner, John Demartinis, Traffic Engineer, Applicant's Attorney Dennis P. Liloia, &Applicant's Engineer John Corak, P.E Stonefield .

**Pledge of Allegiance** - Was recited by all present.

**Approval of Minutes** : Chairman Rivera noted there were no minutes presented for approval.

**Resolutions**-Chairman Rivera stated there were no resolutions to be considered. The Board proceeded directly to the scheduled application hearing.

### **MEETING MINUTES**

**Application: P25-11 – 71 Bassett Highway Redevelopment Application**

### **HEARING PROCEDURE DISCUSSION**

Prior to testimony, Board Attorney William Rush explained the hearing procedure whereby each witness would complete direct testimony before questions from the Board or public would be permitted.

Commissioner Osvaldo Orama objected to the procedure, expressing concern that lengthy testimony made it difficult to remember questions. Vice Chairman Scott Miller stated that hearing the entire presentation first often resulted in questions being answered during the testimony itself.

Chairman Rivera sought the Board's consensus. Commissioner Isselin, Commissioner Incera, and Mayor Dodd expressed support for continuing with the testimony-first procedure. Chairman Rivera directed that the hearing proceed under that format.

#### **APPLICANT INTRODUCTION**

Applicant Attorney Dennis Liloia stated that the hearing was a continuation of the previous meeting during which testimony was provided by the project architect and site engineer. He explained that the remaining testimony would be provided by the applicant's traffic engineer and planner.

**Mr. Liloia advised that the testimony would address:**

- Traffic circulation
- Site access
- Parking
- Redevelopment Plan compliance

#### **TRAFFIC ENGINEER TESTIMONY**

John Corak, P.E. – Stonefield Engineering

Mr. Corak was sworn and accepted by the Board as an expert in traffic and transportation engineering.

Qualifications

**Mr. Corak testified that he:**

- Is a licensed Professional Engineer in New Jersey
- Holds a Bachelor of Science degree in Civil Engineering
- Has prepared more than 250 traffic studies
- Has testified before more than 100 municipal boards

Chairman Rivera accepted Mr. Corak as an expert witness.

#### **TRAFFIC STUDY PRESENTATION**

Mr. Corak testified that traffic counts were conducted at seven intersections surrounding the property, including Bassett Highway, Warren Street, Towpath Square, Blackwell Street, and McFarlan Street.

Counts were conducted during:

- Morning peak periods

- Evening peak periods
- Saturday peak periods

**Mr. Corak explained that level-of-service analyses were completed for existing and projected future conditions through 2035.**

He testified that:

- Existing intersections currently operate at acceptable levels of service.
- Traffic generated by the redevelopment was evaluated using Institute of Transportation Engineers standards.
- The project would not create significant adverse impacts on the surrounding roadway network.
- The largest increase in traffic would occur at the site driveways, but operations would remain within accepted engineering standards.

#### **EXHIBITS ENTERED**

- Exhibit A-5 – Site Plan Rendering (April 9, 2026)
- Exhibit A-6 – Shared Access Exhibit (April 13, 2026)

#### **SITE ACCESS AND CIRCULATION**

Mr. Corak testified that proposed circulation improvements included:

- Consolidation of existing Warren Street driveways
- Realignment of the Bassett Highway access point with Towpath Square
- Creation of internal circulation roadways
- A central roundabout and drop-off area
- Dedicated loading areas for each development phase

He testified these improvements would improve traffic flow, safety, emergency access, and overall circulation.

#### **PARKING ANALYSIS**

Mr. Corak testified that:

- The Redevelopment Plan requires 1.65 parking spaces per dwelling unit.
- The project exceeds required parking minimums.
- Parking surpluses would remain throughout all phases of construction.

- Existing easement obligations for Millpond Towers and the LDS Church would continue to be accommodated.

**Mr. Corak further testified that:**

- Ninety-six additional tandem parking spaces would be available.
- Tandem spaces were not included in the compliance calculations.

**BOARD DISCUSSION AND QUESTIONS**

**Commissioner Incera** questioned the timing of the traffic counts and whether additional traffic controls could be implemented near Towpath Square.

Mr. Corak responded that counts were conducted during November and December 2025 and that signal warrants would likely not justify a new traffic signal, although future stop control could potentially be considered.

**Commissioner Isselin questioned:**

- Parking allocation for easement holders
- Whether residents would be charged for parking
- Potential shared parking opportunities

Mr. Corak testified that the first resident parking space would likely be provided without charge and that shared parking opportunities could be explored after occupancy and operational data became available.

**Vice Chairman Miller expressed concerns regarding:**

- Existing traffic congestion in downtown Dover
- Traffic generated by the redevelopment
- Traffic backups associated with train operations
- Signal timing throughout downtown

Mr. Corak acknowledged those concerns but testified that multiple access points and the project's proximity to the train station would help reduce vehicle dependency and distribute traffic throughout the area.

**Commissioner Orama questioned:**

- The duration of the traffic study
- Reliability of the data collected
- Whether the applicant's expert could remain impartial
- Why the Town had not commissioned an independent study

Mr. Corak testified that the study followed accepted engineering methodologies and industry standards.

#### **BOARD PROFESSIONAL COMMENTS**

Board Planner Nicholas Graviano advised that:

- The applicant's traffic study had been reviewed by Board professionals.
- Accepted methodologies had been utilized.
- Independent municipal review did not identify deficiencies in the study.

Board Engineer Stephen Hoyt similarly indicated that he had reviewed the materials and had no engineering objections to the traffic analysis presented.

#### **LEGAL GUIDANCE**

Board Attorney William Rush provided legal guidance concerning traffic-related concerns.

Mr. Rush explained that under established New Jersey case law, including *Lionel Appliance Center v. Citta* and *Dunkin Donuts v. New Brunswick Planning Board*, a planning board cannot deny a conforming application solely due to generalized off-site traffic concerns.

Mr. Rush stated that zoning and broader traffic policy decisions are matters reserved for the governing body.

#### **MEETING SUMMARY**

The Board continued its review of Application P25-11 for redevelopment of 71 Bassett Highway.

The applicant presented extensive traffic testimony concerning:

- Existing and projected traffic conditions
- Site access
- Internal circulation
- Parking supply
- Redevelopment Plan compliance

Board members expressed concerns regarding existing congestion, train-related traffic impacts, parking availability, and the accuracy of projected traffic conditions.

Commissioner Orama questioned the reliability of the applicant's traffic study and raised concerns regarding the absence of an independent municipal study.

Board professionals confirmed that the applicant's analyses followed accepted engineering and planning standards and that the materials had been thoroughly reviewed.

Board Attorney William Rush advised the Board regarding the legal limitations applicable to traffic-related objections for conforming redevelopment applications.

The hearing concluded following extensive discussion regarding traffic circulation, parking, and redevelopment impacts.

#### ADJOURNMENT

The continuation hearing concluded following completion of the traffic testimony and related Board discussion.

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- Stephen Hoyt – Board Engineer
- William J. Rush – Board Attorney
- John McDonough – Board Planner
- Paula Mendelsohn - Board Secretary

## Regular Meeting Minutes May 21, 2026

**Call to Order** - Chairman Rivera called the meeting to order at 7:52 pm.

**ADEQUATE NOTICE OF MEETING:** - The Open Public Meetings Act statement was read into the record By Evanna Choto

**Roll Call:**

**Board Members Present** - Chairman Rafael Rivera, Vice Chairman Miller, Commissioner Riley, Commissioner Incera Commissioner Visioli, Commissioner Isselin, Commissioner Santana

**Board Members Absent** - Commissioner Orama, Commissioner McDonald, Mayor James Dodd

**Board Members Arriving Late** - Commissioner Scarneo

**Pledge of Allegiance** - Was recited by all present.

**Approval of Minutes** : Chairman Rivera noted there were no minutes presented for approval.

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### Resolution P25-11

#### 71 Bassett Highway

Chairman Rivera introduced Resolution P25-11 and asked whether any Board members had questions or comments regarding the memorializing resolution.

**Traffic Concerns and Legal Limitations-** A Board member expressed concern that the Board had been placed in a difficult position regarding traffic impacts associated with the project and questioned whether the Board had meaningful authority to deny an application based upon traffic concerns.

**Board Attorney Bill Rush** - Mr. Rush explained that New Jersey courts have consistently ruled that once a use is permitted within a zoning district, traffic generated by that use generally cannot serve as the basis for denial. He

stated that courts presume the governing body considered traffic impacts when authorizing the use within the zoning ordinance. He further explained that a board may only rely on traffic concerns when there is evidence that ingress or egress conditions create a dangerous safety hazard.

Mr. Rush discussed prior litigation in which he attempted to uphold a denial based upon off-site traffic impacts within a redevelopment area. He explained that both the trial court and appellate court rejected those arguments despite redevelopment provisions addressing traffic concerns.

**Explanation of Resolution Vote** - Mr. Rush clarified that the Board was not reconsidering the application itself. He advised that the application had already been approved and that the purpose of the current vote was solely to determine whether the written resolution accurately memorialized the Board's prior action and findings. He explained that if members disagreed with language contained within the resolution, revisions could be made before adoption.

**Traffic Study Discussion** - A Board member expressed concern that the Board may not have had sufficient time to fully absorb all information presented during the original application hearings, particularly the traffic study.

Another Board member stated that he had spent considerable time reviewing the traffic study, researching comparable state and county traffic counts, and evaluating the applicant's conclusions. He stated that he found the traffic expert's analysis to be credible and noted that professional traffic consultants would not risk their professional reputation by presenting inaccurate information.

**Redevelopment and Existing Conditions** - Board members discussed the site's history and the need for redevelopment. Members acknowledged that retail uses historically generated significant traffic and noted that current market conditions make retail redevelopment increasingly difficult. Several members agreed that the property should be redeveloped and returned to productive use.

**Infrastructure and Regional Traffic** - Mr. Rush commented that the traffic issues experienced throughout Dover stem largely from infrastructure that was designed nearly a century ago. He noted that modern communities would likely be designed differently today, but existing infrastructure must accommodate current traffic demands. He further stated that the proposed development would neither significantly improve nor significantly worsen existing traffic conditions.

Board members also discussed how GPS and navigation applications such as Waze have altered regional traffic patterns and increased the number of vehicles using local roads as shortcuts through the area.

**Resolution Compliance Requirements** -Mr. Rush explained that conditions contained within the resolution would be monitored through the resolution compliance process. He stated that traffic signal warrant analyses, engineering reviews, parking requirements, and safety concerns must all be addressed before Certificates of Occupancy are issued. If future circumstances require significant changes to the approved plans, the applicant could be required to return to the Planning Board for amended site plan approval.

## **Outside Agency Approvals**

Mr. Rush emphasized that the applicant must obtain all required approvals from outside agencies, including the New Jersey Department of Environmental Protection (NJDEP) and New Jersey Department of Transportation (NJDOT), before construction can proceed. He noted that projects are often delayed for extended periods while awaiting such approvals.

After all questions were answered, Chairman Rivera asked if there were any additional comments or concerns from Board members. None were raised.

**Resolution P25-11 – 71 Bassett Highway**

The Board considered adoption of Resolution P25-11 memorializing its prior approval of the application for 71 Bassett Highway.

**Motion:** Approve Resolution P25-11.

**Moved By:** Commissioner Riley

**Seconded By:** Commissioner Incera

**Roll-Call Vote**

- Commissioner Riley-yes
- Commissioner Incera-yes
- Commissioner Visioli-yes
- Commissioner Scarneo- Absent
- Commissioner Isselin- yes
- Commissioner Santana-yes
- Commissioner McDonald – Absent
- Mayor Dodd -Absent
- Vice Chairman Miller- yes
- Chairman Rivera -yes

**Resolution P26-01\_\_570 Mt. Pleasant Avenue**

Chairman Rivera introduced Resolution P26-01 concerning 570 Mt. Pleasant Avenue and confirmed that all Board members had received a copy of the memorializing resolution.

No discussion was held regarding the contents of the resolution. The Board proceeded directly to a motion for adoption.

**Motion:** Approve Resolution P26-01 memorializing the Board's prior approval of the application for 570 Mt. Pleasant Avenue.

**Moved By:** Commissioner Incera

**Seconded By:** Commissioner Visioli

**Roll-Call Vote**

- Commissioner Incera-yes
- Commissioner Visioli-yes
- Commissioner Scarneo-Absent
- Commissioner Orama-Absent
- Commissioner Isselin- yes
- Commissioner Santana-yes
- Commissioner McDonald-Absent
- Vice Chairman Miller- yes
- Chairman Rivera-yes

**Motion Carried. Resolution P26-01 was approved.**

**Discussion of Future Application:**

Chairman Rivera advised the Board that Application **P25-12, 90½ West Blackwell Street**, would be carried to the June 18, 2026 Planning Board meeting.

- The applicant's engineer was unable to attend the scheduled hearing, necessitating the adjournment.
- The applicant is expected to return with substantially the same proposal previously presented to the Board.
- Board members recalled significant public opposition to the proposal during prior hearings.
- Concerns were expressed regarding the limited yard area and overall site design.

**Public Portion-** Chairman Rivera opened the meeting to the public.

As no members of the public wished to speak, the public portion was immediately closed.

**Old Business-**None.

**New Business-**None.

**Adjournment**

**Motion to Adjourn:** Commissioner Incera

**Seconded By:** Commissioner Visioli

**Voice Vote:** All Present – Yes

The meeting was adjourned.

**Revised Meeting Summary**

The Dover Planning Board convened on May 21, 2026, with a quorum present. Following the Public Notice Statement, Roll Call, and Pledge of Allegiance, the Board considered two memorializing resolutions.

The Board first reviewed **Resolution P25-11 for 71 Bassett Highway**. Members engaged in an extensive discussion regarding traffic impacts, applicable New Jersey case law, redevelopment considerations, traffic studies, resolution compliance procedures, and outside agency approvals. Board Attorney Bill Rush provided

legal guidance regarding the limitations on denying permitted uses based solely on traffic concerns and explained the purpose of memorializing resolutions. Following discussion, Resolution P25-11 was approved by roll-call vote.

The Board then considered **Resolution P26-01 for 570 Mt. Pleasant Avenue**. After confirming receipt of the resolution, the Board approved the memorializing resolution by roll-call vote.

The Board also discussed the continued hearing for **Application P25-12, 90½ West Blackwell Street**, which was carried to the June 18, 2026 meeting due to the applicant's engineer being unavailable. Members briefly discussed the anticipated return of the application and concerns previously raised by the public.

With no further business and no public comments, the meeting was adjourned.

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**PUBLIC COMMENT:** None

**Meeting adjourned at 10:08 PM**

Respectfully submitted,

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Evanna Choto  
Board of Adjustment Secretary

Dated: \_\_\_\_\_

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## Special Meeting Minutes Wednesday, April 22nd, 2026

**Call to Order** - Chairman Rivera called the meeting to order

**ADEQUATE NOTICE OF MEETING:** - The Open Public Meetings Act statement was read into the record By Evanna Choto

**Roll Call:**

**Board Members Present** - Chairman Rivera, Vice Chairman Miller, Commissioner Riley, Commissioner Incera, Commissioner Visioli, Commissioner Scarneo, Commissioner Orama, Commissioner Isselin, Commissioner Santana, Commissioner Mc Donald

**Professionals Present-** Bill Rush, Board Attorney , Michael LaTerre, Esq., Applicant's Attorney, Applicant's Engineer

**Pledge of Allegiance** - Was recited by all present.

**Approval of Minutes :** Chairman Rivera noted there were no minutes presented for approval.

**Resolutions-**Chairman Rivera stated there were no resolutions to be considered. The Board proceeded directly to the scheduled application hearing.

**Application P26-01**

**570 Mt. Pleasant Avenue, Block 1901, Lot 6**

**Application Description**

The applicant sought Preliminary and Final Site Plan Approval for a change in use of the existing former Casio facility. The proposal included the occupancy of existing office and warehouse space, reconfiguration of parking and circulation areas to accommodate trucks and trailers, and associated site

improvements including grading, drainage, lighting, and landscaping. No building expansion was proposed.

### **Applicant Presentation**

Michael LaTerre, Esq. – Applicant's Attorney

Mr. LaTerre introduced the application and explained that:

- The property is already fully developed.
- No expansion of the building is proposed.
- No increase in building coverage is proposed.
- The application represents a change from one permitted use to another.
- The proposed operation would likely generate less activity than the previous Casio operation.
- Site modifications would primarily involve restriping and reconfiguring parking areas to accommodate company trucks and trailers.
- The applicant anticipated utilizing only a portion of the building and warehouse space.
- Parking variance relief had been requested out of an abundance of caution due to differing interpretations of parking calculations.
- Mr. LaTerre then called the applicant's principal to testify.

### **Testimony of Trace Rostovsky**

#### **Owner, Z Transportation**

Mr. Rostovsky testified that:

- He is the owner and founder of Z Transportation.
- The company was incorporated in New Jersey in 2006.
- Operations currently function from multiple facilities, including Lincoln Park, Clifton, Maywood, Wood-Ridge, New York, and North Carolina.
- The company specializes in transportation of general freight, primarily electronics and server equipment.
- Hazardous materials, liquid products, and refrigerated freight are not transported.

#### **Proposed Dover Operations**

Mr. Rostovsky explained:

- Approximately 30 employees currently work for the company.
- Three to five additional warehouse employees may be hired.
- Office operations would consist of dispatch, accounting, safety, and human resources functions.
- Business hours would be Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturdays from 9:00 a.m. to 1:00 p.m.
- The facility would not operate as a 24-hour trucking terminal.
- Truck activity would be significantly less than the previous site's activity levels.

#### **Truck Operations**

Mr. Rostovsky testified that:

- Most trucks are assigned to drivers and remain off-site.
- Only a limited number of local drivers operate from New Jersey.
- Trucks are maintained through dealer service programs rather than on-site repair operations.
- No major truck repair work would occur at the site.
- All trucks are equipped with automatic idle shutdown systems.
- The site would primarily function as a corporate headquarters rather than a trucking terminal.

### **Building Utilization**

Mr. Rostovsky stated:

- Approximately 14,800 square feet of office space would be utilized.
- Less than 40% of the warehouse area would be occupied.
- No manufacturing activities would occur.
- No subleasing of space is planned.
- Most of the building would remain unused due to the applicant's operational needs and desire for privacy.

### **Security Measures**

Mr. Rostovsky explained:

- The company handles high-value electronics and server equipment.
- Security systems and alarms would be installed.
- Future security measures would be implemented as required by customers such as Microsoft and Meta.
- Potential future gate installations would be coordinated with local police, fire, and construction officials.

### **Board Discussion**

#### **Parking Variance Discussion**

Commissioner O'Rourke questioned the necessity of the requested parking variances and asked what could be done to eliminate them.

#### **Michael LaTerre, Esq.**

Mr. LaTerre explained that:

- The variance request stemmed from the unique nature of the application.
- The applicant was purchasing a building significantly larger than its actual operational needs.
- The site's environmental constraints limited opportunities for additional parking.
- The applicant's parking calculations were based on the portion of the building actually being utilized.
- The applicant would provide 67 parking spaces, exceeding anticipated operational demand.

## **Board Attorney Bill Rush**

Mr. Rush explained that:

- The existing building contains over 60,000 square feet of office space.
- The applicant proposed utilizing only approximately 14,800 square feet.
- Parking requirements should be tied to the area actually being occupied.
- To protect the Board, a condition should be imposed limiting office occupancy to the square footage represented in testimony.
- Any future expansion or subleasing would require additional Planning Board review.

The applicant agreed to that condition.

## **Truck Parking and Operations**

Commissioner Hyland questioned the number of trucks expected on site and whether drivers would take vehicles home or leave them at the facility.

Mr. Rostovsky explained that:

- Approximately five local drivers would operate within New Jersey.
- Most drivers reside outside the immediate area.
- Truck parking demand would vary but would remain significantly below the maximum parking capacity shown on the site plan.
- The facility's primary purpose is corporate office and warehouse operations, not active trucking dispatch.

## **Signage**

Commissioner Santana asked whether the applicant intended to install signage.

Mr. Rostovsky stated that:

- No major signage was planned.
- Existing monument signage could potentially be modified to display the company name and address.
- No illuminated or oversized signs were proposed.

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## **Security Concerns**

Commissioner Scarneo raised concerns regarding the security of high-value freight stored on-site after business hours.

Mr. Rostovsky responded that:

- Alarm systems would be installed.
- The company follows customer-specific security protocols.

- Additional security measures would be implemented if required by customers or reviewing agencies.
- Coordination would occur with police and fire officials if future security gates or fencing were required.

Board Attorney Bill Rush noted that any future gate installation would require review and coordination with emergency services to ensure adequate access.

**Motions and Votes**

**Public Portion**

Chairman Rivera opened the meeting to the public and asked whether anyone from the public wished to comment on the application or provide testimony.

Seeing no members of the public wishing to speak, Chairman Rivera closed the public portion of the hearing.

**Board Deliberation**

Following the close of the public portion, Chairman Rivera asked whether any Board members had any additional questions or comments regarding Application P26-01, 570 Mt. Pleasant Avenue.

After no further discussion, Chairman Rivera stated that the Board could entertain a motion to approve or deny the application.

Vice Chairman Miller requested that all conditions discussed during testimony and recommended by the Board professionals be incorporated into any approval granted by the Board.

**Motion and Second**

Motion: Approve Application P26-01, 570 Mt. Pleasant Avenue, subject to all conditions discussed during testimony and recommended by the Board professionals.

Moved By: Commissioner Orama

Seconded By: Vice Chairman Miller

**Roll-Call Vote**

Board Member	Vote
Commissioner Incera	Yes

Board Member	Vote
Commissioner Visioli	Yes
Commissioner Scarneo	Yes
Commissioner Isselin	Yes
Commissioner Santana	Yes
Commissioner McDonald	Yes
Vice Chairman Miller	Yes
Chairman Rivera	Yes

Motion Carried. Application P26-01 was approved subject to all conditions discussed during testimony and recommended by the Board professionals.

#### Resolution Action

The Planning Board granted Preliminary and Final Site Plan Approval for Application P26-01, 570 Mt. Pleasant Avenue, subject to all conditions contained in the Board professionals' reports, testimony presented during the hearing, and any additional conditions imposed by the Board.

#### Adjournment

With no further business before the Board, Chairman Rafael Rivera requested a motion to adjourn.

A motion to adjourn was made and seconded.

Upon a voice vote, all members present voted "Aye."

Chairman Rivera declared the meeting adjourned.

#### Meeting Summary

The Dover Planning Board conducted a public hearing on Application P26-01 for 570 Mt. Pleasant Avenue. The applicant sought Preliminary and Final Site Plan Approval to occupy the former Casio facility as the corporate headquarters of Z Transportation.

The Board heard testimony from applicant representative Michael LaTerre, Esq., and company owner Trajce Ristovski regarding company operations, employee counts, traffic generation, truck parking, warehouse usage, parking requirements, security measures, signage, and proposed site improvements. Board members engaged in extensive discussion concerning parking variances, office occupancy limitations, truck activity, and the handling of high-value electronic freight.

Following testimony, Chairman Rivera opened the meeting to the public. No members of the public offered comments, and the public portion was closed.

Vice Chairman Miller requested that all conditions discussed during testimony and recommended by the Board professionals be incorporated into any approval. Commissioner Orama then moved to approve the application, and Vice Chairman Miller seconded the motion.

The application was approved unanimously by the members present, with Commissioners Incera, Visioli, Scarneo, Isselin, Santana, McDonald, Vice Chairman Miller, and Chairman Rivera all voting in favor.

With no further business before the Board, the meeting was adjourned by unanimous voice vote.