

Town of Dover Planning Board

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

COUNTY OF MORRIS
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07802-0798

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

PLANNING BOARD REGULAR MEETING MINUTES FOR MARCH 26, 2008

CALL TO ORDER Chairman Mc Grath called the meeting to order at 8:00 PM.

ROLL CALL: PRESENT: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Alternate II Rivera, Alderman Visioli, Chairman McGrath

ABSENT: Commissioner Lewthwaite, Alternate I Walker, Vice Chairman Gilbert

ALSO PRESENT: also present is Attorney Kurt Senesky and Town Engineer/Planner Michael Hantson

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Secretary Nee

MINUTES:

A motion to approve the minutes of the December 5th meeting was made by Commissioner Romaine, seconded by Commissioner Mendoza and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Rivera, Chairman McGrath
Nays: None

A motion to approve the minutes of the reorganization meeting of January 23, 2008 was made by Commissioner Romaine, seconded by Commissioner Acosta and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Alderman Visioli, Chairman McGrath
Nays: None

A motion to approve the minutes of the January 23, 2008 was made by Commissioner Mendoza, seconded by Commissioner Romaine and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Rivera, Alderman Visioli, Chairman McGrath
Nays: None

Town of Dover Planning Board

Regular Meeting

A motion to approve the minutes of the February 27, 2008 was made by Commissioner Romaine, seconded by Commissioner Mendoza and followed with a Roll Call vote.

Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Rivera, 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.

RESOLUTIONS

WSP-01-08 – Eli Arman, Block 1212, Lot 2, also known as 55 E. Blackwell St. located in the C-1 Zone. The application is a Waiver of Site Plan to seek up to two tenancies per floor for any potential permitted use on the second and third floors, and any other variances and waivers that maybe required. **Approved with Conditions.**

A motion to approve resolution was made by Commissioner Romaine, seconded by Commissioner Shauer and followed by Roll Call vote.

ROLL CALL: Ayes: Commissioner Isselin, Romaine, Shauer, Acosta, Rivera, Chairman McGrath
Nays: None

CASES

SD-01-08 – Mr. & Mrs. Raymond D. Vonderheide, Jr., Block 1305, Lots 12 & 13, also known as 11 McDavit Place located in the R-3 Zone. The application is a Minor Subdivision approval to create two (2), new building lots plus the remainder, with the existing single family dwelling to remain, and any other variances and waivers that maybe required.

Carried from January 23, 2008 heard February 27, 2008 carried until March 26, 2008 with no new notice required.

Louis S. Sceusi Attorney for the applicants Mr. & Mrs. Vonderheide Jr.

Steve Smith with Jaman Engineering is a professional Land Surveyor reviewed the changes to the application.

Open to the public: None

Closed to the public

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Regular Meeting

A motion to approve was made by Commissioner Mendoza, seconded by Commissioner Romaine and followed by Roll Call vote.

ROLL CALL: Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Rivera, Chairman McGrath
Nays: None

SP-01-08 – Alvaro Leal, Block 1210, Lot 5, also known as 25 E. Blackwell St. located in the C-1 Zone and the Blackwell Street Historic District. The application is a Minor Site Plan to change the first floor from a photography supply store to a bakery/deli, and to construct a fire escape and loading dock on the rear of the building. **Carried From 2/27/2008.**

George Johnson attorney representing owner Alvaro Leal.

Trash shall be kept indoors until trash day.

Open to the public: None

Closed to the public

A motion to carry to March 26, 2008 meeting with no new public notice required was made by Commissioner Romaine, seconded by Commissioner Mendoza and followed by Roll Call vote.

ROLL CALL: Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Lewthwaite, Alternate I Walker, Alternate II Rivera, Vice Chairman Gilbert, Chairman McGrath
Nays: None

WSP-01-08 – Eli Arman, Block 1212, Lot 2, also known as 55 E. Blackwell St. located in the C-1 Zone. The application is a Waiver of Site Plan to seek up to two tenancies per floor for any potential permitted use on the second and third floors, and any other variances and waivers that maybe required. **New Application.**
Eli Arman Owner of the property was sworn in.

Michael Hantson went over the history of the application.

Amend previous site plan to include a Music Studio which is a permitted use to be located on the third floor rear. An additional office space in the front of the third floor, and two office spaces will be allowed in the second floor for a total of four tenancies.

Open to the public: None

Town of Dover Planning Board

Regular Meeting

Closed to the public

A motion to approve was made by Commissioner Romaine, seconded by Commissioner Acosta and followed by Roll Call vote.

ROLL CALL: Ayes: Commissioner Isselin, Mendoza-reclused, Romaine, Shauer, Acosta, Lewthwaite, Alternate I Walker-reclused, Alternate II Rivera, Vice Chairman Gilbert, Chairman McGrath
Nays: None

SP-01-08 – Alvaro Leal, Block 1210, Lot 5, also known as 25 E. Blackwell St. located in the C-1 Zone and the Blackwell Street Historic District. The application is a Minor Site Plan to change the first floor from a photography supply store to a bakery/deli, and to construct a fire escape and loading dock on the rear of the building. **New Application.**

George Johnson attorney for the applicant Alvaro Leal owner of the property were sworn in, and go over the application. Second floor which used to be a Greek Social Club and the third floor are presently vacant. Mike Hantson described the pictures he took of the building and they were marked as follows:

- B-1 Front of building
- B-2 Close-up of rear property
- B-3 Rear of property
- B-4 Rear of building wider version

Jose Carballo architect for the applicant goes over the architectural plans.

Exhibits:

- A-1 showing rear elevation and fire escape (from 3rd to 2nd to ground level)
- A-2 drawing

Application to be carried until March 26, 2008 after changing plans to accommodate garbage concerns. Revised plans to be submitted by March 16, 2008 to the board clerk.

A motion to carry until March 26, 2008 with no further notice required was made by Commissioner Romaine, seconded by Commissioner Shauer and followed by Roll Call vote.

ROLL CALL: Ayes: Commissioner Isselin, Mendoza, Romaine, Shauer, Acosta, Lewthwaite, Alternate I Walker, Vice Chairman Gilbert, Chairman McGrath
Nays: None

OLD BUSINESS: None

Town of Dover Planning Board
Regular Meeting

NEW BUSINESS:

Recycling Element of the Master Plan

Review and discussion of draft. Proposed for Public Hearing at the March 26, 2008 meeting (Michael Hantson and William Isselin)

EWSP COMMITTEE: None

A motion to adjourn was made by Commissioner Romaine and second by Commissioner Shauer at 10:39PM with all in favor.

THE NEXT REGULAR SCHEDULED MEETING IS FEBRUARY 27, 2008 AT 8:00PM

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

Respectfully submitted,



Regina Nee
Clerk/Secretary
Planning Board