

TOWN OF DOVER PLANNING BOARD

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

TOWN OF DOVER
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- Ruben Gilgorri - Mayor's Rep
- Arturo Santana - Council Member
- Reese Riley - Alternate I
- Maria Rosario - Alternate II
- William J. Rush - Board Attorney
- Paula Mendelsohn – Board Secretary
- Stephen Hoyt PE– Board Engineer

MINUTES April 17, 2025

CALL TO ORDER: Chairman Rivera called the meeting to order at 7:30pm

ROLL CALL:

PRESENT: Commissioners Gilgorri, Incera, Isselin, Orama, vice Chairmam Miller and, Chairman Rivera.

ABSENT: Commissioners Londono, Councilmember Santana, Comissioner Visioli and Mayor Dodd.

ALSO PRESENT: Paula Mendelsohn Board Secretary and William J. Rush, Board Attorney, Stephen Hoyt, Board Engineer and Matt Flynn, representing the Board Planner

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING

MINUTES: The minutes from the March 20, 2025 meeting will be vote at the next meeting, as there was no quorum present for a vote.

RESOLUTIONS –

P24-04: Edwin Steven Rosa; Block 2016 Lot 6; also known as **112 Clark Street**, located in the R-3 Double Family – 7,500 SF zone. **Minor Subdivision** for following project: to subdivide the existing property and construct a new single-family residential dwelling with associated driveway and site improvements. Currently the property has one single-family residential dwelling (to remain) and a garage (to be demolished) on-site.

A motion to approve resolution P24-04 was made by Chairman Rivera and seconded by Commissioner Isselin. **APPROVED 5-ABSENT 1**

NEW BUSINESS – Non-Condemnation Area in Need of Redevelopment - Preliminary Investigation - Block 510 Lots 6 & 6 (Unit B01); Block 1213 Lots 2 & 4; Block 1219 Lots 4, 5, & 6; Block 1803 Lot 11; Block 1804 Lot 13.

The town's redevelopment attorney, Dean Donatelli was present to introduce the process for Non-Condemnation Area in Need of Redevelopment:

- Town Council authorized the Planning Board to conduct a redevelopment study and hold a public hearing.
- Legal public notice requirements were fulfilled.
- Study area includes nine lots, mostly surface parking near the train station and NJ Transit yard.
- Hearing gathered planner testimony and public input for recommendation.
- If approved, Council may declare the area in need of redevelopment.
- Properties are owned by NJ Transit, private owners, and the Town's Parking Utility.

Planner Matt Flynn from John McDonough Associates presented the **AI&R report** dated March 25, 2025:

- 9 parcels (mostly parking lots and 1 dwelling) found eligible for redevelopment.
- Evaluated under Criteria **D**, **A**, and **H** of Redevelopment Law.
- **Exhibit A1** entered to show property locations and applicable criteria.
- Study is **non-condemnation**; future redevelopment would be voluntary.
- A formal **redevelopment plan** will proceed only if recommended by the Board and approved by Council.

Chairman Rivera opened the meeting for public comment on New Business. Hearing no comments, Chairman Rivera closed the public portion of the meeting.

Motion to designate Area in need of redevelopment and recommend it to the council was made by Chairman Rivera and second by Commissioner Orama. Approved 6-0 by those present at the meeting.

Resolution – In the matter of the non-condemnation area in need of redevelopment preliminary Investigation of Block 510 Lots 6 & 6 (Unit B01); Block 1213 Lots 2 & 4; Block 1219 Lots 4, 5, & 6; Block 1803 Lot 11; Block 1804 Lot 13. **APPROVED 6-0** by those that were present at the meeting.

A motion to approve Non-condemnation area in need of redevelopment was made by Vice Chairman Miller seconded by Chairman Rivera. **APPROVED 6-0**.

CASES –

P24-05 19 Liberty Street LLC; Block 1104 Lot 19; also known as **19 Liberty Street**, located in the R-3 Double Family – 7,500 SF zone. **Minor Subdivision/ Minor Site Plan** for following project: to subdivide the lot and construct a new two-family home on the newly created Lot.

The attorney Bianca Paredes was present on behalf of the applicant:

- Applicant returned for a third hearing; original two-family proposal revised to single-family.
- All board-requested revisions were included in new plans.
- Board recognized efforts to address concerns, especially about parking.
- Conditions of approval:
 - Driveway for existing home must be built before subdivision is filed.
 - Future new home must include its own driveway.
 - Before Liberty Street repaving:
 - Curb cuts for both driveways must be completed.
 - Utility connections for the new home must be installed.

Chairman Rivera opened the meeting for public comment on Application P24-05. Hearing no comments, Chairman Rivera closed the public portion of the meeting.

A motion to approve application P24-05 was made by Commissioner Orama seconded by vice Chair Miller. **APPROVED 6-0**

P25-02: 150 Princeton Ave. Block 317 Lot(s) 35, 36 & 37 – The subject property identified as Block 317 Lot (s) 35, 36, & 37 currently has one single-family residential dwelling (to remain) on-site. Applicant proposes to combine the three undersized lots, subdivide it and construct a new single-family dwelling on the new lot with associated garage and site improvements. The subject property lies within the R-2 Single Family - 5,000 SF district.

Larry Calli was present on behalf of the applicant.

- Proposal reduces 3 undersized lots to 2.
- Creates one new conforming lot for a single-family home.
- Eliminates multiple existing nonconformities (e.g., lot size, frontage).
- Existing home remains unchanged.
- One existing nonconformity (14.1 ft front yard setback) will remain.
- No new variances requested; plan is otherwise fully conforming.
- Applicant reviewed all consultant reports and agreed to comply.

The Board Attorney, William J. Rush, swore in Jess Simons, P.E., and licensed civil engineer. Mr. Simmons provided a brief overview of his qualifications. The Board accepted the qualifications of Mr. Simmons.

- Parking: 4 spaces total (2 for existing home, 2 for new home); meets code for two 3-bedroom homes.
- Located in riparian zone and near wetland buffer.
- NJDEP MOI and transition waiver required.
- Disturbance under 5,000 sq. ft.; conservation review likely not needed.
- No tree removal; tree line stays intact.
- No fencing proposed between lots.

Ken Fox, the applicant's Architect and Professional Planner was sworn in by the Board Attorney, William J. Rush. Mr. Fox provided a brief overview of his qualifications. The Board accepted the qualifications of Mr. Fox.

- Single-car garage plus one driveway space.
- Matches architectural quality of prior projects on-site.
- Anticipated, modeled after the existing home. Final design will meet the 55% Floor Area Ratio limit.
- No negative effects expected; consistent with zone plan.

Conditions:

- Coordinate with township on landscaping and lighting (include photometric details).
- Submit sealed survey to correct previous documentation.
- Install two new street trees along Princeton Avenue.
- Provide FAR calculations to verify 55% compliance.
- Adjust basement size/design if needed to stay within FAR limits.

Chairman Rivera opened the meeting for public comment on Application P25-02. Hearing no comments, Chairman Rivera closed the public portion of the meeting.

A motion to approve application P25-02 was made by Commissioner Orama and seconded by Vice Chairman Miller. **APPROVED 6-0**

P25-03 126 E Dickerson - The subject property identified as Block 1901 Lot 2 currently has a 65,500 square foot warehouse building with approximately 7,000 sf of vacant space. The Applicant proposes to utilize this vacant space for a warehouse/manufacturing/distribution use in accordance with the requirements of the Town of Dover Planning Board Resolution memorialized on September 27, 2023 for a Minor Site Plan Approval. The Applicant proposes site improvements consisting of re-striping the existing parking area and loading zone, and the addition of signage to identify the Applicant's business. The subject property lies within the IND Industrial District.

Mr Caputo was present representing the applicant.

- **Acro Blending** will assume responsibility for:
 - All conditions from the **previous site plan approval**
 - Any **new conditions** from the current hearing
- Applicant has been in **ongoing discussions** with Mr. Island and Mr. Hoyt to ensure full **site compliance**.

Christian Monet, applicant and Co-owner of Acro Blending and Packaging:

- Sand is blended and repackaged for distribution to manufacturers
- All operations and storage are contained within the building; no exterior storage
- 2 inbound deliveries and 2–3 outbound shipments per week
- Business operates Monday–Friday, 7:00 AM–4:30 PM with 4 employees
- Waste is minimal, contained, and recycled
- No special external ventilation needed; only internal dust control
- Property is not fenced
- Applicant requested early occupancy before resolution memorialization. Board had no objections, but other departments (e.g. Construction, Health) must approve
- Applicant agreed to post a bond for unfinished site improvements
- 90-day deadline to complete improvements
- Tower will be repainted and a new sign installed
- Proposed sign and tower colors will be submitted for review. Historic Preservation Commission consultation will be coordinated by the Board Secretary

Brian Dutty the applicant's Engineer, P.E., was sworn in by the Board Attorney, William J. Rush. Mr. Dutty provided a brief overview of his qualifications. The Board accepted the qualifications of Mr. Dutty.

- Remaining items to complete:
 - Striping of 30 parking spaces on the north side
 - Landscaping and weeding of the eastern planter box
- Previously completed:
 - Landscaping along southern and eastern property lines
- Due to light manufacturing, 7 additional parking spaces now required: 3 on the east side; 4 on the opposite side; Total = 37 spaces, fully compliant
- One loading dock included and compliant
- Restripe all parking, including ADA-compliant spaces

Chairman Rivera opened the meeting for public comment on Application P25-03. Hearing no comments, Chairman Rivera closed the public portion of the meeting.

A motion to approve application P25-03 was made by Vice-Chairman Miller and seconded by Commissioner Orama. **APPROVED 6-0**

OLD BUSINESS – A reminder was made to all Board members that the **Financial Disclosure Statement (FDS)** is due by **April 30, 2025**.

PUBLIC DISCUSSION – None

Motion to adjourn was made by Chairman Rivera and seconded by Commissioner Incera. All members were in favor 6-0

Meeting adjourned 9:18PM

Respectfully Submitted,


Paula Mendelsohn, Board Secretary

Date approved 6/19/2025