

# TOWN OF DOVER PLANNING BOARD

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

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- Vacant – 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
- Paula Mendelsohn - Board Secretary

## Agenda for the Planning Board Meeting Thursday, December 18<sup>th</sup>, 2025 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 2025 meeting schedule was sent to the Daily Record and published in the Daily Record on February 3, 2025. 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 2 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 - November 24, 2025

### 5. Resolutions –

- P25-04 – 141 Lincoln Avenue (Block 2013 Lot 5, 11),
- P25-07 – 58 North Sussex Street (Block 1325 Lot 16),
- P25-08 – 1 Wayside Avenue (Block 1708 Lot 6)
- P23-15 – Dover Tubular, 200 W. Clinton Street (Block 703 Lot 6.01 & 6.02) Request of Extension of time of the Resolution

### 6. Master Plan Consistency Review – 46 S. Morris Redevelopment Plan (Block 1804 Lot 13) - The Planning Board will review the Redevelopment Plan for consistency with the Town’s Master Plan.

### 7. Fourth Round Affordable Housing Obligations and Resolution - In the Matter of Revised Amendments and Updates to the Fourth Round Affordable Housing Obligations.

### 8. Applications –

- o **P25-06 – 86 Millbrook**

The subject property identified as **Block 1708 Lot 1** within the Town of Dover and Block 133, Lot 1 within the Township of Randolph currently consists of wooded, vacant land within the R-2 Single-Family District. The Applicant proposes to redevelop the site into one (1) single family dwelling consisting of a 1,375 SF footprint with an associated 12' wide paved access driveway and retaining walls. Site improvements consist of grading, drainage and landscaping. **Will request to carry to January 15, 2026.**

- o **P25-10 – 1-3-5 W. Blackwell Street**

The subject property identified as **Block 1207, Lot 2** currently consists of the historic Newberry Building which includes six (6) tenant spaces. The Applicant is proposing internal modifications for the re-tenanting of the building with nine (9) non-residential tenant spaces. Associated external improvements include new building/tenant signage and façade rehabilitation (brick repointing, window replacement, new storefront systems, canopies and awnings, and lighting.

- o **P25-09 – 69-75 W. Blackwell Street**

The subject property identified as **Block 1205, Lots 4, 5, 6 & 7** currently consists of 3-story buildings on lots 4, 5 & 6, and a 2/3 story building on Lot 7. The Applicant proposes to construct a 5-story mixed-use building consisting of 52 residential units with commercial use on the ground floor. Construction of the new mixed-use building will include the utilization of the existing structures with building additions. The existing concrete sidewalk and curb along the exterior of the building is to be removed and replaced.

**9. Open to the Public**

**10. New Business – NONE**

**11. Old Business - NONE**

**12. Adjournment**

The next schedule meeting is the Reorganization meeting on January 15, 2026 @ 7:30 pm.