

# 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
- Vacant - Alternate II
- William J. Rush - Board Attorney
- Paula Mendelsohn – Board Secretary
- Stephen Hoyt PE– Board Engineer

## MINUTES December 18, 2025

### CALL TO ORDER:

Chairman Rivera called the meeting to order at 7:34 PM.

### ADEQUATE NOTICE OF MEETING:

Was read by Board Secretary Paula Mendelsohn.

### PLEDGE OF ALLEGIANCE:

Was recited by all present.

### ROLL CALL

**PRESENT:** Commissioners Riley, Incera, Isselin, Orama, Visioli, Councilmember Santana (**Arrived at 9:06 PM**), and Chairman Rivera and Mayor James P. Dodd.

**ALSO PRESENT:** Paula Mendelsohn, Board Secretary, Jasmine DiGenova, Planning Board Clerk, William J. Rush, Board Attorney, Alex Dougherty, Town Planner, Stephen Hoyt and John DeMartinis, Board Engineers.

**ABSENT:** Commissioner Londono.

**MINUTES:** A motion to approve the minutes of the November 24, 2025, meeting was made by Commissioner Isselin and seconded by Commissioner Orama. The motion was approved by Commissioners Incera, Visioli, Orama, Isselin, and Chairman Rivera.

**The vote was abstained by Commissioners Riley and Orama, as well as Mayor James P. Dodd because they were absent. 5-2-0.**

### RESOLUTIONS:

- **P25-04 – 141 Lincoln Avenue (Block 2013 Lot 5, 11):** Motion to Approve: Commissioner Visioli. Seconded: Commissioner Orama. Approved by Commissioners Riley, Incera, Visioli, Orama, Isselin, and Chairman Rivera. The vote was abstained from Commissioners Londono, Santana, Vice Chairman Miller, and Mayor James P. Dodd. **Approved, 5-2-0.**
- **P25-07 – 58 North Sussex Street (Block 1325 Lot 16):** Motion to Approve: Commissioner Isselin. Seconded: Commissioner Incera. Approved by Commissioners Incera, Visioli, Orama, Isselin, and

Chairman Rivera. Vote abstained by Commissioners Riley, Londono, Councilmember Santana, Vice Chairman Miller, and Mayor James P. Dodd. **Approved, 5-2-0.**

- **P25-08 – 1 Wayside Avenue (Block 1708 Lot 6):** Motion to approve: Commissioner Visioli, Seconded: Commissioner Isselin. Approved by Commissioners Incera, Visioli, Orama, Isselin, and Chairman Rivera. Abstained by Commissioners Riley, Londono, Councilmember Santana, Vice Chairman Miller, and Mayor James P. Dodd. **Approved, 5-2-0.**

**CORRESPONDENCE:**

- **P23-15 DOVER TUBULAR (Block 703 Lot 6):**

**REQUEST: Extension of Time**

Gregory Asadorian, Esq., on behalf of the Applicant, requested a one-year extension of the site plan protection period from January 18, 2026, to January 18, 2027, noting that construction and subdivision approvals had progressed and that the extension was requested for administrative clarity.

- **Motion made by Commissioner Orama, Seconded by Mayor James P. Dodd**
- **Approved by Commissioners Riley, Incera, Visioli, Orama, Isselin, Chairman Rivera, and Mayor James P. Dodd. Abstained by Commissioners Londono, Santana, and Vice Chairman Miller.**
- **Approved, 7-0-0.**

**MASTER PLAN CONSISTENCY REVIEW:**

- **46 S. Morris Street (Block 1804 Lot 13):**
  - The Planning Board reviewed the Redevelopment Plan for consistency with the Town's Master Plan.
  - **Motion made by Commissioner Visioli and Seconded by Mayor James P. Dodd.**
  - **Approved by Commissioners Riley, Incera, Visioli, Isselin, Chairman Rivera, and Mayor James P. Dodd.**
  - **Abstained by Vice Chairman Miller.**
  - **Opposed by Commissioner Orama.**
  - **Approved, 6-0-1.**

**FOURTH ROUND AFFORDABLE HOUSING OBLIGATIONS AND RESOLUTION:**

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

**PUBLIC COMMENTS:**

- Eileen Bigley, 51 West Blackwell Street, representing the First Presbyterian Church of Dover, expressed concerns regarding communication, parking impacts, and requested a meeting to review the Master Plan.
- Dr. Roberto Piccolo, 15 North Morris Street, commented on school capacity, housing types, and encouraged consideration of one-bedroom units and owner-occupied housing.
- The public comment portion was closed.

**BOARD VOTE:**

- Two motions were made, one for the amendments and one for the resolution.
  - **Motion 1** for the amendments was made by Commissioner Orama and seconded by Commissioner Isselin.
    - **Motion 1** was approved by Commissioners Riley, Incera, Visioli, Orama, Isselin, Chairman Rivera and Mayor James P. Dodd. Abstained by Commissioner Londono, Councilmember Santana, and Vice Chairman Miller.
      - **Approved, 7-0-0.**

- **Motion 2** was made for the resolution by Mayor James P. Dodd and seconded by Commissioner Incera.
  - **Motion 2** was approved by Commissioners Riley, Incera, Visioli, Orama, Isselin, Chairman Rivera and Mayor James P. Dodd. Abstained by Commissioner Londono, Councilmember Santana, and Vice Chairman Miller.
    - **Approved, 7-0-0.**

**APPLICATIONS:**

- **P25-06 – 86 Millbrook (Block 1708 Lot 1)**

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.

- **Request to carry to January 15, 2026 approved.**

- **P25-10 – 1-3-5 W. Blackwell Street (Block 1207 Lot 2)**

The subject property 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.

**APPLICANT'S COUNSEL PRESENTATION**

- **Luke Pontier, Esq. (Day Pitney)** appeared on behalf of the applicant.

**KEY POINTS:**

- Property is fully developed and governed by the Newberry Building Redevelopment Plan. Lot area: 20,609 square feet (±0.47 acres). Applicant designated as redeveloper under Town of Dover Resolution 293-2025.
- Initial submission requested deviations related to street trees and bike racks. Applicant agreed to: install street trees every 30–40 feet and install bike racks along all street frontages. No variances required as a result.
- The application was deemed complete per Engineer's letter dated November 7, 2025. Reviewed via Engineer's memo dated November 25, 2025, Shade Tree Commission memo dated December 14, 2025 and proper notice was provided (publication December 5, 2025; mailing December 4, 2025).

**Witness Testimony – Chris Murphy (Applicant Representative)**

- Chris Murphy, President of West Morris Capital and West Morris OZF Property Development Company 2, LLC, was sworn in.

**TESTIMONY HIGHLIGHTS:**

- Applicant is an impact-investing firm focused on community revitalization.
- Proposed improvements fall into two categories, facade restoration, emphasizing historical preservation and interior reconfiguration for multiple non-residential uses.

**PROPOSED USES INCLUDE:**

- Retail marketplace
- Business suites / co-working space
- Offices (including Zufall Health Center)
- Community arts space in the basement (Arts Hive)
- Market space along Blackwell Street

- Possible culinary training kitchen or restaurant
- Basement arts space supported by a \$500,000 NJEDA grant in partnership with Morris Arts and local organizations.
- No set building hours; tenant hours will be lease-controlled. Garbage handled via private hauler with an internal trash room. No on-site parking; applicant has an agreement with the Town for 25 reserved parking spaces, with potential to increase to 50 permits.
- **HISTORIC PRESERVATION COMMITTEE:**
  - Approved work on Blackwell and Sussex Street facades.
  - Additional approval required for Warren Street/Bassett Highway elevations.
  - Board members and Council expressed support, commended the applicant's adherence to prior commitments, and praised the quality of restoration work.

**Witness Testimony – Walter Nies, AIA (Project Architect):**

- Walter Nies, Principal, NK Architects, was sworn in and accepted as an expert in architecture.

**ARCHITECTURAL OVERVIEW:**

- Building spans multiple addresses and tenant areas.

**PROPOSED USES INCLUDE:**

- Business suites (former Berkeley College space)
- Marketplace
- Commissary kitchen / culinary training space
- Office space (Zufall Health Center)
- Community arts center (theater, studios, dance space)

**EXTERIOR IMPROVEMENTS INCLUDE:**

- Removal of outdated canopies and paneling
- Restoration of clerestory windows
- New storefront entrances
- Structural reinforcements
- New metal canopies with integrated signage
- Individual cast-letter signage with LED lighting
- Lighting plan submitted and compliant with ordinance standards.
- Roll-up doors will be glass sectional doors, not security grilles.
- Roofing system: TPO membrane roof.
- No change to building footprint; no stormwater impact anticipated.
- Most facade elements have been reviewed and approved by the Historic Preservation Commission

**BOARD AND PROFESSIONAL COMMENTS:**

- Engineer confirmed no significant stormwater, water, or sewer impacts anticipated.
- Parking strategy discussed and acknowledged as appropriate for downtown redevelopment.
- Council members expressed support for the community-oriented programming and adaptive reuse.

**PUBLIC COMMENT:**

- No public objections were raised.
- Positive comments were offered regarding the building's appearance and redevelopment.
- Public comment was closed.

**BOARD VOTE:**

- One motion was made for the application P25-10 approval and one motion was made for the resolution.
  - **Motion 1** was made by Mayor James P. Dodd and seconded by Commissioner Orama.

- Approved by Commissioners Riley, Incera, Visioli, Orama, Isselin, Chairman Rivera, and Mayor James P. Dodd.
- **Approved, 7-0-0.**
- **Motion 2** was made by Mayor James P. Dodd and seconded by Commissioner Orama.
  - Approved by Commissioners Riley, Incera, Visioli, Orama, Isselin, Chairman Rivera, and Mayor James P. Dodd.
  - **Approved, 7-0-0.**
- **P25-09 – 69-75 W. Blackwell Street (Block 1205 Lots 4, 5, 6, & 7)**

The subject property 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.

**Property & Proposal Overview**

- The subject property consists of multiple tax lots improved with:
- Three-story buildings on Lots 4, 5, and 6
- A two-over-three-story building on Lot 7
- The applicant proposes redevelopment through:
- Adaptive reuse of existing structures with additions
- Construction of a **five-story mixed-use building** containing **52 residential units**
- Removal and replacement of existing sidewalk and curb
- The application is **fully conforming** with the adopted redevelopment plan and requires **no variances or relief**.

**APPLICANT REPRESENTATION**

- **Larry Calley, Esq.**, on behalf of JR Asset Builders, LLC, provided an overview:
- Applicant is the designated redeveloper and property owner.
- The project has undergone extensive prior review, including:
  - Area in Need of Redevelopment Designation
  - Governing Body approval of the redevelopment plan
  - Consistency review by the Planning Board
  - The proposal is below the maximum permitted height and density.
- The project received:
  - **Historic Preservation Commission approval**
  - **Morris County Planning Board approval**
  - Remaining approvals include routine NJDEP permits related to utilities.

**ARCHITECTURAL TESTIMONY**

- **Keith Chambers, AIA**, Chambers Architecture, Inc., was sworn and accepted as an expert.

**KEY POINTS OF TESTIMONY:**

  - Existing structures will be retained where feasible, with rear and vertical additions.
  - Final building height:
  - **49.6 feet to flat roof**
  - **58.1 feet to architectural tower elements**
  - **75 feet permitted**
  - Unit mix: studios, one-bedroom, and two-bedroom units
  - Unit sizes exceed redevelopment plan minimums

Amenities include:

- Elevator and full sprinkler system
- Two egress stairs
- Garbage and recycling chutes
- Mailroom and loading area
- Rooftop terrace (approximately **750 sq. ft.**) with planters and screened mechanical equipment
- Exterior materials include brick veneer, Hardie plank siding, and decorative cornices consistent with HPC requirements.
- Renderings and elevations were presented and marked as exhibits.
- Rooftop terrace is resident-only and secured from public access.

**STREETSCAPE AND PUBLIC IMPROVEMENTS:**

- Existing street trees along West Blackwell Street will be retained and replaced if damaged.
- Sidewalk width on Dewey Street limits additional tree planting.
- Proposal includes public art:
- A mural on the existing bridge retaining wall across the street
- Subject to future Planning Board approval

**PLANNING & ENGINEERING TESTIMONY:**

- **Stephen Iris Smith, PLS, PP**, Jamin Engineering Associates, was sworn.

**KEY POINTS**

- No on-site trees to be removed.
- Existing street trees are shown within planters.
- Soil disturbance is below thresholds requiring County Soil Conservation approval.
- Stormwater management requirements are not triggered due to minimal impervious changes.
- Sanitary sewer flow increase is below NJDEP TWA thresholds.
- A Bureau of Water Systems permit will be required due to the number of units.
- Comments from the Board Engineer and Shade Tree Commission can be addressed as conditions of approval.

**PARKING**

- The redevelopment plan **does not require on-site parking**.
- Applicant acknowledged parking concerns and stated:
- Tenants will be assisted in locating nearby parking options
- Discussions are ongoing regarding shared parking opportunities in the area
- No parking is proposed on-site due to lot constraints.

**PUBLIC COMMENT**

- **Dr. Roberto Piccolo** expressed concerns regarding:
- Construction staging and material storage
- Crane placement and traffic disruption
- Condition of the nearby bridge
- Area parking availability
- Applicant responded that construction logistics will be managed during permitting and coordination phases.

**BOARD DISCUSSION:**

- Rooftop deck access and safety
- Construction staging
- Building maintenance near property lines
- Consistency with redevelopment goals
- Multiple members complimented the design and adaptive reuse approach.
- The Board found the application compliant and well-supported

**BOARD VOTE:**

- **Motion was made by Commissioner Orama and seconded by Councilmember Santana.**
- **Approved by Commissioners Riley, Incera, Visioli, Orama, Isselin, Councilmember Santana, and Chairman Rivera.**
- **Mayor James P. Dodd abstained from voting.**
- **Approved, 7-1-0.**

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**PUBLIC COMMENT:** None

**Meeting adjourned at 10:08 PM**

Respectfully submitted,



Paula Mendelsohn  
Board of Adjustment Secretary

Dated: 1/15/2026