

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

TOWN OF DOVER
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- Ruben Gilgorri – Mayor Designee
- Arturo Santana – Council Member
- Reese Riley - Alternate I
- Maria Rosario - 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, April 17th, 2025 REGULAR MEETING

1. **Call to Order** - Reading of the New Jersey Open Public Meetings Notice.
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes** – March 20, 2025
5. **Resolutions**
 - a. P24-04: Edwin Steven Rosa
6. **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
 - a. **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
7. **Applications**
 - a. **P24-05: 19 Liberty Street LLC, Block 1104 Lot(s) 19** – 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.
 - b. **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.
 - c. **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-stripping 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.

8. Open to the Public

9. Old Business - None

10. Adjournment

The next schedule meeting is on May 15, 2025 @ 7:30 pm.