

TOWN OF DOVER HISTORIC PRESERVATION COMMISSION

- Paul McDougal
- Raphael Rivera
- Robert Wagner
- Linda Mullin
- Michael Murray

COUNTY OF MORRIS
Mailing Address
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801

Office Address
100 Princeton Ave
Water Works Park

- William Shuler– Alternate I
- *Keith Titus* – Alternate II
- Peter King – Commission Attorney
- Paula Mendelsohn – Board Secretary

Telephone: (973)-366-2200 (Ext. 2141)
Secretary email: boardsecretary@dover.nj.us

AGENDA

May 19, 2025 AT 7:30 PM

CALL TO ORDER – Reading of the New Jersey Open Public Meetings Notice.

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES – April 14, 2025

RESOLUTIONS

HPC25-04 Manuel Gonzales, Block 1211 Lot 3; also known as **45-47 E. Blackwell St.** located in the Downtown Historic District. Application is a Change in Exterior Appearance – The applicant seeks approval for new signage and lighting.

CASES – None

OLD BUSINESS – HPC24-02 Richards Building LLC, Block 121207 Lot 2; also known as **1-3-5- W Blackwell St.** located in the Downtown Historic District. Application is a Change in Exterior Appearance – Applicant seeks approval to install solar panels.

NEW BUSINESS - NONE

ADJOURNMENT

The next scheduled HPC meeting is on June 16, 2025 @7:30 pm

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- Paula Mendelsohn - Secretary
- Peter King Esq. - Commission Attorney
-

MINUTES April 14, 2025

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

ROLL CALL:

PRESENT: Commissioners Titus, Murray, Rivera, Vice Chairman Wagner and, Chairman McDougall

ABSENT: Commissioner Mullin and Shuler.

ALSO PRESENT: Paula Mendelsohn, Board Secretary and Nikki Barr, representing the board Attorney Peter King,

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING

MINUTES: Minutes from March 10, 2025. Motion made by Commissioner Titus and seconded by Chairman McDougall. **All in favor vote. APPROVED 4-0.**

RESOLUTION:

HPC25-03 - Maricela Osorio Motion to approve Resolution was made Commissioner Titus and second by Commissioner Murray. **All in favor vote. APPROVED 5-0.** Commissioner Rivera was present at this point.

CASES –

HCP25-04 Manuel Gonzales, Block 1211 Lot 3; also known as **45-47 E. Blackwell St.** located in the Downtown Historic District. Application is a Change in Exterior Appearance – Applicant seeks approval for new signage and lighting.

Mr. Gonzales, the applicant, was present to represent this application and was sworn in.

- Signs were resized for better proportions; one was shortened by 3 feet.
- Signs will be black with gold raised lettering and trim, made of wood with dimensional features for a historic look.
- Window signage and existing hanging signs will be removed to maintain aesthetic standards.
- Lighting will consist of low-profile sconces on the building wall, spaced evenly and designed for subtle historic appearance.

Motion to approve application made by Commissioner Murray and second by Commissioner Titus.

APPROVED 5-0

OLD BUSINESS –

Review of the Ordinance, Amending Chapter 236, Land Use and Development, of the Code of the Town of Dover, by Establishing a Historic Preservation Commission.

- The changes to our existing Ordinance were reviewed by the state office of preservation and updated to meet required standards.
- The goal is to add several buildings, including the cemetery and properties across through town of historical significance to the district.
- The highlighted sections in the proposed ordinance document indicated the changes.
- The Ordinance will be sent to the planning board for review, and then to the mayor for their action.

Motion to move the application made by Chairman McDougal and second by Commissioner Titus. **All in favor vote. APPROVED 4-1 Abstained.**

NEW BUSINESS – None

PUBLIC DISCUSSION – None

Motion to adjourn the meeting was made by Commissioner Murray and seconded by Commissioner Wagner. **APPROVED 5-0.**

Meeting adjourned 8:12 PM

Respectfully Submitted,

Paula Mendelsohn, Planning Board Secretary

Date approved _____



TOWN OF DOVER

HISTORIC PRESERVATION COMMISSION

RESOLUTION NO. HPC 25-04

RESOLUTION APPROVING APPLICATION HPC 25-04, FOR PREMISES KNOWN AS 45-47 EAST BLACKWELL STREET, BLOCK 1211, LOT 3, IN THE BLACKWELL STREET HISTORIC DISTRICT

WHEREAS, the Town of Dover Mayor and Board of Aldermen established a Historic Preservation Commission pursuant to N.J.S.A. 40:55D-107, et seq.; and

WHEREAS, the Dover Historic Preservation Commission, pursuant to Section 236-96.6, of Chapter 236, of the Town of Dover Land Use and Development Code, must issue a Certificate of Historic Review for any change in the exterior appearance of any building in the historic district before any permit for work can commence; and

WHEREAS, Application HPC 25-04, requesting a Certificate of Historic Review, was filed on March 27, 2025, for property known as 45-47 East Blackwell Street, Block 1211, Lot 3, Dover, New Jersey; and

WHEREAS, on April 14, 2025, at a meeting in accordance with the Open Public Meetings Act (N.J.S.A. 10:46, et seq.), the Applicant, Manuel Gonzales, of 57 Livingston Avenue, Dover, New Jersey, who has authorization of the owner of the property, Luz M. Gonzales, of 40 North Bergen Street, Dover, New Jersey, to make this application, was sworn and provided testimony in support of changing the exterior appearance with the installation of new signage and lighting of the building at 45-47 East Blackwell Street, in accordance with the drawing provided; and

WHEREAS, the Commission finds that the subject property is within the Blackwell Street Historic District; and

WHEREAS, the Commission further finds that the documents presented with the application support the approval of the application to install new signage and lighting on the building as submitted with the Historic Review application.

NOW, THEREFORE, BE IT RESOLVED, by the Historic Preservation Commission of the Town of Dover, in the County of Morris, and State of New Jersey, that the Historic Preservation Commission hereby approves the Application of HPC 25-04, for property known as 45-47 East Blackwell Street, Dover, New Jersey, subject to the following:

1. The Applicant will install new signage and lighting affixed directly on the building at 45-47 East Blackwell Street, as per the photographs supplied by Step One Signs, of 1572 Sussex Turnpike, Randolph, New Jersey, and provided to the Board with its Historic Review application, attached hereto and made a part of this Resolution;
2. The improvements will be completed as indicated on the plans submitted by the Applicant, with the exception of the sign marked “LNS Latino Envios,” the size of which is required to be reduced to a maximum of 12 square-feet in order to comply with the ordinance requirement; and
3. All improvements shall be in conformance with all local, State and Federal codes, regulations and laws, and all zoning and building permits shall be obtained.

BE IT FURTHER RESOLVED, that the Certificate for Historic Review shall be valid for a period of two (2) years only, commencing from the date of this Resolution; and

BE IT FINALLY RESOLVED a notice of this action shall be printed once in the legal newspaper of the Town of Dover.

Adopted: _____, 2025

Paula Cruz Mendelsohn, Secretary
Town of Dover
Historic Preservation Commission

Paul McDougall, Chairman
Town of Dover
Historic Preservation Commission

Commissioners	AYE	NAY	N.V.	A.B
WAGNER				
Mc DOUGAL				
MURRAY				

Commissioner	AYE	NAY	N.V.	A.B
RIVERA				
MULLIN				
SCHULER				

X - Indicates Vote

A.B. – Absent

N.V - Not Voting (Abstained or Excused)

Secretary's Certification _____ **Adopted:** _____