

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
Mailing Address
37 North Sussex Street
Dover, New Jersey 07801

Office Location
100 Princeton Avenue
Dover, New Jersey 07801
Telephone: 973-366-2200 (Ext. 2141)
Email: boardsecretary@dover.nj.us

- 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, September 18th, 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

- Special meeting June 26, 2025
- Regular meeting July 17, 2025.

5. Resolutions - NONE

6. Applications –

- P25-04 – 141 Lincoln Avenue. Applicant is proposing to subdivide the property on lot 5 into two equal 50x100 lots. Applicant is also requesting variance relief from bulk requirement of minimum lot size, R-3 zone for preexisting two family dwelling.

7. Open to the Public

8. New Business –

- Professional Planner’s Presentation and Planning Board’s Review of the Overall Bassett Highway Redevelopment Plan (Ordinance No. 26-2025) for Consistency with the Town's Master Plan and Board’s Recommendation to Town Council Regarding Same;

- Professional Planner's Presentation and Planning Board's Review of the Newberry Building Redevelopment Plan (Ordinance No. 27-2025) for Consistency with the Town's Master Plan and Board's Recommendation to Town Council Regarding Same;
- Professional Planner's Presentation and Planning Board's Review of the W. Blackwell Street-Dewey Street Redevelopment Plan (Ordinance No. 28-2025) for Consistency with the Town's Master Plan and Board's Recommendation to Town Council Regarding Same;
- Professional Planner's Presentation and Planning Board's Review of the 63-105 Bassett Highway Redevelopment Plan (Ordinance No. 29-2025) for Consistency with the Town's Master Plan and Board's Recommendation to Town Council Regarding Same.

9. Old Business – NONE

10. Adjournment

The next schedule meeting is on October 16, 2025 @ 7:30 pm.

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- John McDonough – Board Planner

MINUTES Special Meeting, June 26, 2025

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

ROLL CALL:

PRESENT: Commissioners Riley, Incera, Isselin, Orama, Councilmember Santana, Vice Chair Miller and, Chairman Rivera.

ABSENT: Commissioners Gilgorri, Londono, Visioli and Mayor Dodd.

ALSO PRESENT: Alex Dougherty, Official Town planner, William J. Rush, Board Attorney, and John McDonough, Board Planner

PLEDGE OF ALLEGIANCE was recited by all.

MINUTES: No minutes.

CASES – No cases.

NEW BUSINESS – 2025 Housing Element and Fair Share Plan.

The Board Planner, John McDonough, was present to present the plan and was sworn in.:

• **Background:**

- All NJ towns must submit an affordable housing plan by June 30 to comply with the state's fourth-round housing obligations.
- Dover's obligation is **113 new affordable housing units** over the next 10 years.
- Planner John McDonough presented the plan and explained its key points.

• **Proposed Affordable Housing Sites:**

Five redevelopment sites near the Dover train station were identified to meet the obligation:

1. Bassett Highway site (17 affordable units)
2. Lot B (NJ Transit parking lot, 17 units)
3. Lot C (smaller parking lot, 17 units)
4. NJ Transit maintenance yard (17 units)
5. Harry Lorry furniture site (17 units)

These sites will generate **85 units**, plus **28 bonus credits**, totaling 113 units.

• **Additional Details:**

- Sites meet state criteria for redevelopment: available, suitable, approvable, and developable.

- The redevelopment will focus on downtown, transit-oriented projects, mainly **studio and one-bedroom units**, to limit impacts on schools.
- The town is also responsible for rehabilitating 342 existing low-income housing units, funded partly by the town's affordable housing trust fund and state grants.
- **Community & Board Concerns:**
 - Impact on **schools, parking, and infrastructure** was discussed.
 - Members stressed the need for parking decks to replace existing lots.
 - Affordable housing is a **state mandate**, and failure to comply could expose the town to lawsuits and loss of control over development.
 - Some redevelopment sites are publicly owned (parking lots), while others are private but in agreement with the town's plans.

RESOLUTIONS –

- **In the matter of Amendments and Updates to the Town of Dover Master Plan concerning the Town's Fourth Round Affordable Housing Obligations Decided on June 26, 2025.**

A motion to approve the Resolution was made by Commissioner Riley and seconded by Chairman Rivera. Approved 7-0.

OLD BUSINESS - None

PUBLIC DISCUSSION – None

Motion to adjourn was made by Chairman Rivera and seconded by Commissioner Incera. All present members were in favor 7-0

Meeting adjourned 8:00PM

Respectfully Submitted,

Alex Dougherty, Official Town Planner

Date approved _____

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MINUTES July 17, 2025

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

ROLL CALL:

- **PRESENT:** Commissioners Incera, Orama, Councilmember Santana, Commissioner Visioli, vice Chairmam Miller and, Chairman Rivera.
- **ABSENT:** Commissioners Riley, Gilgorri, Isselin, Londono, and Mayor Dodd.
- **ALSO PRESENT:** Paula Mendelsohn Board Secretary and William J. Rush, Board Attorney, and John McDounough, Board Planner.

PLEDGE OF ALLEGIANCE: was recited by all.

ADEQUATE NOTICE OF MEETING

MINUTES:

- Minutes of the **March 20, 2025** meeting were approved by a vote of **5 in favor, 0 opposed, 1 absent.**
- Minutes of the **June 19, 2025** meeting were approved by a vote of **4 in favor, 0 opposed 2 absent.**

RESOLUTIONS – None

CASES – None

NEW BUSINESS – Preliminary Investigation - Non-Condensation Area in Need of Redevelopment - Block 1218 Lots 13, 20, 21 & 23; Block 1325 Lots 8 & 9.

- **Study Areas:**
 - **Block 1218, Lots 13, 20, 21, 23** (Public Parking Lot H and related parcels)
 - **Block 1325, Lots 8 and 9** (Public Parking Lot F and adjacent property)

- **Presentation by Planner McDonough:**

- Purpose: Determine whether the lots qualify as **non-condemnation areas in need of redevelopment**.
- Method: Visuals and a summary report (Exhibit A1) provided.
- Findings: Properties meet **Criteria D** (obsolescence, faulty design) and **Criteria H** (Smart Growth).
- Note: Designation does **not include eminent domain**; any redevelopment would require **negotiation with property owners**.
- Benefits: Supports transit-oriented development near the train station; improves underutilized lots; potential for improved parking.

A motion to approve the resolution recommending the Preliminary Investigation to the Mayor and Council was made by Vice Chairman Miller and seconded by Councilmember Santana. The motion was approved by a vote of 6–0.

OLD BUSINESS – None

PUBLIC DISCUSSION – None

A motion to adjourn was made by Chairman Rivera and seconded by Councilmember Santana. All members were in favor. Approved 6–0.

Meeting adjourned 7:53PM

Respectfully Submitted,

Paula Mendelsohn, Board Secretary

Date approved _____