

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- James P. Dodd – Mayor
- Thomas MacDonald – Mayor Designee
- Arturo Santana – Council Member
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- James Visioli
- Thomas Incera
- Reese Riley - Alternate I
- Vacant - Alternate II
- William J. Rush, Esq. – Board Attorney
- Stephen Hoyt, PE – Board Engineer
- John McDonough, AICP PP, – Board Planner
- Kyrillos Girgis - Board Secretary (interim)

Agenda for the Planning Board Meeting Thursday, August 20th, 2026 at 7:30PM REGULAR MEETING

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes – None**
5. **Redevelopment Plans**

1 Towpath Square Redevelopment Plan: The subject properties are identified as Block 1205; Lots 1, 2, 10, 11, 12, 13 and Block 1206; Lot 16. The Redevelopment Plan was prepared by John McDonough Associates, LLC; on August 14th, 2026; it consists of properties along the corner of Prospect and Bassett Hwy, the site of the Harry Lorry fine furniture.

17-19 W. Blackwell St. and 7-9 N. Warren St. Redevelopment Plan: The subject properties are identified as Block 1206; Lots 2, 3, 4 & 5. The Redevelopment Plan was prepared by Graviano & Gillis Architects & Planners, LLC., on August 11th, 2026; it consists of vacant properties along the corner of North Warren Street and West Blackwell Street.

6. **Resolutions**

P25-12: 90 ½ West Blackwell Street: This application was heard before the Planning Board on February 19th and June 18th of 2026; and was approved on June 18th, 2026.

P26-04: 109 Bassett Highway: This application was heard before the Planning Board on June 18th of 2026; and was approved on the same meeting date.

7. **Applications**

P26-03: 37 First Street: Minor Subdivision/Variance Relief – ‘Hardship’ and ‘Substantial Benefit’

Description: The subject property identified as Block 1703, Lot 7 currently contains a 2-story, 4-bedroom dwelling. The Applicant proposes subdividing the lot into two smaller lots, Lot 7.01 and 7.02. The existing 2-story, 4-bedroom dwelling will remain on Lot 7.01, and a new 2-story, 3-bedroom dwelling I proposed on Lot 7.02. Associated site improvements will include new driveways and sidewalks, grading, drainage, utilities, and landscaping.

P26-05: 46 South Morris Street: Preliminary and Final Major Site Plan/Variance Relief – ‘Hardship’ and Substantial Benefit’

Description: The subject property identified as Block 1804, Lot 13 currently contains a 2-story, multi-family dwelling. The Applicant proposes to demolish the dwelling and redevelop the site into a six-story, 23-unit apartment building with a footprint of 6,093 square feet. Site improvements include sidewalks, trash enclosure, signage, retaining walls, grading, drainage, utilities, landscaping, and lighting.

P26-07: West Munson Avenue: Minor Subdivision/Variance – ‘Hardship’ and ‘Substantial Benefit’

Description: The subject property identified as Block 1705, Lot 18 currently contains a shed, garage, paved driveway, and rock walls along the perimeter of the property. The Applicant proposes to demolish the shed, garage, and paved driveway, subdivide the lot into two smaller lots, Lots 18.01 and 18.02, and construct a new 4-bedroom dwelling on each lot. Associated site improvements will include new driveways, grading, drainage, utilities, and landscaping.

8. **Open to the Public**
9. **New Business**
10. **Old Business**
11. **Adjournment**

The next schedule meeting is the Regular meeting on Thursday September 17th, 2026, at 7:30 pm.