

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- William Isselin
- James Visioli
- Thomas Incera
- Osvaldo Orama
- Michael Scarneo
- 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

- Thomas Macdonald – Mayor Designee
- Arturo Santana – Council Member
- Reese Riley - Alternate I
- *Vacant* - Alternate II
- Stephen Hoyt, PE – Board Engineer
- William J. Rush, Esq. – Board Attorney
- John McDonough, AICP, PP – Board Planner
- Kyrillos Girgis - Board Secretary (interim)

Regular Meeting Minutes Thursday, August 20th, 2026

Call to Order – Vice Chairman, Scott Miller

Roll Call

Rafael Rivera – Chairman	Absent
Scott Miller – Vice Chairman	Present
Mayor James P. Dodd – Mayor	Absent
Thomas MacDonald – Mayor Designee	Present
Arturo Santana – Council Member	Present
William J. Isselin	Present
Osvaldo Orama	Present
Micheal Scarneo	Present
James Visioli	Present
Thomas Incera	Present
Reese Riley – Alternate	Absent

Approval of Minutes – None

Pledge of Allegiance

Adequate Notice of Meeting – The Open Public Meetings Act statement was read by Kyrillos Girgis

Redevelopment Plans

1 Towpath Square Redevelopment Plan – was presented by the Town Planner; Alex Dougherty, AICP, PP.

Board Attorney, Bill Rush – as a reminder to the board and the public that this redevelopment plan is a review to determine whether it is consistent to the town's Master Plan. The board is not approving the redevelopment plan that is made by the governing body (Town Council). The board will send a recommendation to the governing body that they found it consist with the town's master plan.

Town Planner, Alex Dougherty – he is covering for Nicholas Gravineo who is currently overseas. This is the redevelopment plan for the Harry Lorry site Block 1205, Lot(s) 1, 2, 10, 11, 12, and 13 and Block 1206, Lot(s) 16. Before the board, the redevelopment plan was prepared by John McDonough Associates, LLC. The renderings, the façade have already been approved by the town's Historic Preservation Commission, to ensure that we are on part with the historic district and whatever the historic preservation commission recommended and encapsulate that into the redevelopment plan.

The redevelopment plan is looking to revitalize Bassett Highway. Mixed Use development was the primary component. The redevelopment plan is to further support mix-use development, walkability, Transit-Oriented Development which are key objectives highlighted by the town's master plan. The 1 Towpath Square redevelopment plan would fully comply with these objectives that the town's master plan promotes.

Board Member, Osvaldo Orama address his concern about building apartment complexes in town. Board Member Orama asked if there are opportunities for other types of development. He has also addressed concerns associated with building of apartment complexes such as parking, traffic, family occupancy versus students, and types of units, studio versus 1 or 2-Bedroom apartments. Board Engineer, Stephen Hoyt. Board Attorney, William Rush, Town Planner Alex Dougherty, and other board members answered and walked Orama through what this redevelopment plan will entail.

Motion – Council Member Arturo Santana

Second – James Visioli

Vote: 1 Towpath Square Redevelopment Plan consistency with the Town's Master Plan

Scott Miller – Vice Chairman	Yes
Thomas MacDonald – Mayor Designee	Yes
Arturo Santana – Council Member	Yes
William J. Isselin	Yes
Osvaldo Orama	No
Micheal Scarneo	Yes
James Visioli	Yes
Thomas Increa	Yes

7-1, the Planning Board determines that the 1 Towpath Square Redevelopment Plan is consistent with the Town's Master Plan.

17-19 W. Blackwell Street and 7-9 N. Warren Street Redevelopment Plan – was presented by the Town Planner, Alex Dougherty, AICP, PP.

Town Planner, Alex Dougherty – he is covering for Nicholas Gravineo who is currently overseas. This is the redevelopment plan for the property at the corner of Blackwell and Warren Street. This property consists of Block 1206, Lot(s) 2, 3, 4, & 5. Lot 2 is one owner while the other lots is a separate owner. This redevelopment plan was prepared by Graviano & Gillis Architects & Planners. LLC. The renderings, the façade have already been approved by the town's Historic Preservation Commission, to ensure that we are on part with the historic district and whatever the historic preservation commission recommended and encapsulate that into the redevelopment plan.

This redevelopment plan is looking to make use of a property that has been vacant for more than five years. This redevelopment site is along the town's major commercial corridor – Blackwell Street, thus it is an opportunity for such development to support walkability, transit accessibility, and transit-oriented

development, key objectives that the town's master plan supports. This proposed apartment complex will be a five-story building of studios and 1-bedroom units. The first floor will have retail. This redevelopment plan is consistent with the town's master plan because it encourages the appropriate use of all vacant properties, it secures safety, from fire, flood, panic and other natural and man-made disasters, it will provide adequate light, air, and open space, promote density, etc.

Motion – Thomas MacDonald

Second – William J. Isselin

Vote: 17-19 W. Blackwell Street and 7-9 N. Warren Street Redevelopment Plan

Scott Miller – Vice Chairman	Yes
Thomas MacDonald – Mayor Designee	Yes
Arturo Sanatna – Council Member	Yes
William J. Isselin	Yes
Oswaldo Orama	No
Micheal Scarneo	Yes
James Visioli	Yes
Thomas Incera	Yes

7-1, the Planning Board determines that the 17-19 W. Blackwell and 7-9 N. Warren Streets Redevelopment Plan is consistent with the Town's Master Plan.

Resolutions

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

Mayor Designee, Thomas MacDonald and Council Member, Arturo Santana, were absent when this application was heard before the Planning Board. Both Board members will abstain from voting on behalf of the resolution associated with application P25-12: 90 ½ West Blackwell Street.

Motion – James Visioli

Second – William J. Isselin

Vote: P25-12: 90 ½ West Blackwell Street Resolution

Scott Miller – Vice Chairman	No
Thomas MacDonald – Mayor Designee	Abstain
Arturo Santana – Council Member	Abstain

William J. Isselin	Yes
Osvaldo Orama	No
Micheal Scarneo	Yes
James Visioli	Yes
Thomas Increa	Yes

4-2, Resolution has been approved (Board Attorney, William Rush).

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

Resolution was carried to the next scheduled Planning Board meeting.

5-minute break

Applications

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

Applicant – the site is currently a single-family house; the applicant is looking to divide the lot into two. The applicant wants to build a new house for his family.

Steven Smith, Engineering testimony – the engineer went through several items to discuss the applicant’s property. The property 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 is proposed on Lot 7.02. The engineer went on to discuss some of the site improvements which will include a new driveway and sidewalks, grading, drainage, utilities, and landscaping. The engineer went on to discuss the proposed site conforms with the town’s ordinance.

William Isselin – asks if there may be a reason why the applicant cannot plant the trees and discusses further the requirements of planting the trees on the property and if the property’s space allows it. If the applicant chooses to remove two trees, he must plant five trees. The town ordinance also highlights what type of trees are allowed to be planted. The ordinance also specifies the minimum size of the tree to be planted on the property.

Stephen Hoyt, Board Engineer – As it relates to parking, lot 7.01, under the town’s ordinance, it requires three parking space for four-bedroom dwelling. How would the applicant address this, if they need to seek another variance or not.

Open to the Public – Questions for the Engineer

Linda Fonda

Wanted explanation on 'Hardship' and 'Substantial Benefit'. Applicant's engineer showed the resident on the proposed garage and driveway on the right side of the property to address her concern with on-street parking. The resident also wanted to know if the proposed house will have tenants occupying units in the house. Applicant's Engineer and a board member said yes to her question.

Windy Carmon

Resident has a question about the applicant if they are trying to subdivide their property. The applicant bought the property across the street from where he lives and wants to build a house for himself. The resident also asked if the residents around the area have been notified about this and are happy about the house being built in their neighborhood. She explains the concern of using up that vacant space how the house may interfere with sunlight and open space among neighbors in the area.

Karol Ruiz

Resident question about how this town's tree ordinance is being reviewed, implemented and what education is being provided in the community regarding the ordinance. Resident also drew concern about adding an additional house that may cause the problem of overcrowding. Stephen Hoyt, the Board Engineer, responded that the applicant did respond about the removal of the two trees. The applicant must submit a landscape drawing of the trees they plan to plant on the property, and it undergoes a review process where it must be in compliance with the town's tree ordinance, which includes the size, space, species, etc. that conforms with the ordinance. The Board engineer also mentioned that he heard in the testimony that the applicant plans on planting the five trees in the property.

Board Member, William Isselin; responded to Ruiz, he does not know what house she is addressing in her question, but he be happy to look into it, if she can provide Isselin with the address, he be happy to look into it.

Keith Chambers, Architect's testimony – explains the rendering of the new house. Responding to William Isselin's question earlier regarding the proposed basement has storage, there are stairs going down to the basement and small storage area. First floor will consist of a small car garage, kitchen area, grey room, powder room, small front porch with a wood deck in the back. Second floor consists of three bedrooms with two bathrooms, one as the master bathroom, laundry and an office room. The roof would have a dark roof color.

The building elevation. The building height per town's ordinance is 27.24 feet and the ordinance allows up to 35 feet. The materials for the front elevation consist of dark roof, clapping sidewalk, colors are light grey and the brown-wooden trim of the front door entrance of the house and garage doors and stone materials on the foundation. This is the appearance that the applicant selected.

Comments from Board Member, James Visioli, he isn't on board with the hardship variance for this application.

Question from Board Member, Thomas Increa, how big is the basement storage? Architect Keith Chambers answered '15 by 13'.

Comments from Board member, Osvaldo Orama, congratulated the engineer and architect of the work and preparation of their presentation, he liked the presentation.

Open to the Public – Questions for the Architect

Resident from Chyrstal Street

Resident concerned regarding parking along Chyrstal Street

Comments from Vice Chairman, Scott Miller, we should round up the parking from 2 ½ to 3 parking spots. Board Attorney. William Rush commented to the Vice Chairman that they cannot do that. Board Member William Isselin responded that they can ask the applicant if they want to extent the driveway.

The applicant's engineer, Steve Smith responded that they are willing to extent the driveway additional 18 feet.

Comment from Board member, Osvaldo Orama, stated that in the past the board heard larger projects that were seeking a variance, so he wouldn't understand why anyone would object to this project.

Vice Chairman, Scott Miller calls for approve of motion for this application with the landscape plan to indicate the location and size of the trees planted on the property.

Motion – Council Member, Arturo Santana

Second – Osvaldo Orama

Vote: P26-03: 37 First Street

Scott Miller – Vice Chairman	Yes
Thomas MacDonald – Mayor Designee	Yes
Arturo Santana – Council Member	Yes
William J. Isselin	Yes
Osvaldo Orama	Yes
Micheal Scarneo	Yes
James Visioli	No
Thomas Increa	Yes

7-1, P26-03: 37 First Street application is approved.

P26-05: 46 South Morris Street – carried over to the next Planning Board meeting, Sept. 17th.

5-minute break

P26-07: West Munson Avenue

Applicant Attorney, Larry Cailli – West Munson Avenue is at the corner of Searing Lane; Block 1705, Lot 18, is about 11,000 feet of lot area and it is in the R-2 zone district. Existing on the property, it's relatively vacant. It is comprised of accessory improvements at the time with a garage, a shed, paved driveway, etc. Proposed is to convert it from one lot into a total of two building lots and build a single-family dwelling with a driveway, decks, porches, etc. with both frontage along West Munson Avenue. Each lot contains about 5,000 and 6,000 square feet. This application is a minor subdivision relief.

Applicant's Engineer, Steven Smith – (William Rush) Steven Smith was sworn in earlier on the previous application heard before the Planning Board (P26-03 37 First Street). The property owner proposes to demolish the shed, garage, and paved driveway, to subdivide the lot into two smaller lots, Lots 18.01 and 18.02 and construct a new 4-bedroom dwelling on each lot. The engineer went on to further explain site improvements on the proposed site, which will include new driveways in each lot, grading, drainage, utilities, and landscaping. The engineer addresses the state code and town's ordinance complies with what the applicant has proposed. However, the variance being requested is a hardship variance, changes and modification were made specifically the building elevations. The two proposed buildings will look like a 2-story house along West Munson Avenue, which conforms with the surrounding property structure in the area.

Board Member, Osvaldo Orama asks if the state code supersedes the municipal code. The applicant's engineer responded no because it does not comply with the residential improvements.

Open to the Public – Questions to the Engineer

Janet Hooper

The resident who lives next to the property was concerned with on-street parking along West Munson. There is no parking allowed along Munson. Residents are concerned about over parking in their neighborhood, because residents can park a certain number of vehicles along Munson.

Another concern that the resident address was trees. There is a tree in the middle of the lot. The resident is concerned that the tree will be removed.

Lastly, the resident also addresses the elevation of the building. The resident claimed that her house was built in 1941, the wall of the proposed site sits along the property line between her property and the proposed dwelling. Resident was also question what the elevation will look like on the single-family dwelling overlooking into her property. The lot along the intersection of West Munson and Searing goes down hill. The resident is also addressed that people coming to town, buying property and sub-dividing the lots.

Applicant's attorney, Larry Cailli responded to the resident concern that this is a minor subdivision relief and that this is also private property, so it has the right to redevelop. The applicant isn't looking for any deviations from the Town of Dover. The resident responded that she feels that her quality of life is being affected. The applicant's attorney responded that no quality of life is being diminished and the application conforms with town's code and state law.

Board Member, Osvaldo Orama asked if the trees were historic property. Applicant's attorney, Larry Cailli responded that the trees have no historic value or designation.

Applicant's Architect, Keith Chambers testimony – The applicant's architect explains the elevation of the house. The lower level of the first house will have a walkout, a bathroom and 1 bedroom. The first floor of the building will have a one-car garage and 3 bedrooms. The building height is 29.33, below the 35 feet that the town allows. The house next to will be a larger house 32'46 with a 2-car garage, 4 bedrooms and the front elevation matches the other houses along the street.

Open to the Public – Questions to the Architect

Janet Hooper

Resident came back to address the same concern she had regarding the side of the property near her property line. The applicant's architect explains the residents' concerns, the side wall will only be 29 feet which is below what the town ordinance allows. The resident final comment was also to change the language of the legal notice that she received. The board attorney address her that I is state law that the legal notice must be sent out in its form.

T.C. McCourt

Asks a question about the property if it is possible to build a home on the lot without a variance. Applicant's attorney answered his question. Lastly, Mr. McCourt also addressed that the applicant here is choosing to subdivide his property and is choosing to seek a hardship variance. The applicant's attorney went on explain afterwords to the board how the subdivision work.

Board Member, Osvaldo Orama response to the resident's comment made minutes prior.

Motion – Osvaldo Orama

Second – Thomas Increa

Scott Miller – Vice Chairman	Yes
Thomas MacDonald – Mayor Designee	Yes
Arturo Santana – Council Member	No
William J. Isselin	Yes
Osvaldo Orama	Yes
Micheal Scarneo	Yes
James Visioli	Yes
Thomas Increa	No

6-2, P26-07 West Munson Avenue application has been approved.

Open to the Public

Karol Ruiz

Karol Ruiz comments on the Town's Master Plan, the applications, and the Redevelopment Plans that were heard before the board.

Bill Schular

Bill explains to the board where to access the Town's Master Plan and available resources for board members can go to.

Linda Fonda

Linda made comments regarding the Harry Lorry redevelopment, specifically parking around the area. She also comments on subdividing lots. Board member, Osvaldo Orama responded to the residents.

Meeting adjourned at 11:20 PM

Respectfully submitted,

Kyrillos Girgis

Kyrillos Girgis
Board Secretary

Dated: 8/28/2026