

# 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  
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Office Location  
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- Thomas MacDonald – 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, February 19<sup>th</sup>, 2026 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 2026 meeting schedule was sent to the Daily Record and Star Ledger on January 22, 2026, and published in the Daily Record and the Star Ledger on January 28, 2026. 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 two 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

- Reorganization Meeting January 15, 2026
- Regular Meeting January 15, 2026

### 5. Resolutions –

- **P23-15 – Dover Tubular, 200 W. Clinton Street (Block 703 Lot 6.01 & 6.02)** Request of Extension of time of the Resolution

### 6. Town’s Amended 4th Round Housing Element & Fair Share Plan (HE+FSP)

- Planning Board Resolution Approving the Town’s Amended 4th Round HE+FSP

### 7. Master Plan Consistency Review of AH items (land use/zoning related items).

- Ordinance No. 02-2026 – Ordinance Of The Town Of Dover, County Of Morris, State Of New Jersey, Amending And Supplementing Article Va (Development Fees), Sections 236-63.1 Through 236-63.12 Of Part Ii (General Legislation) Of The Town Of Dover Code

- Ordinance No. 03-2026 – Ordinance Of The Town Of Dover, County Of Morris, State Of New Jersey, Amending And Supplementing Article I And Article Ii Of Chapter 99 (Affordable Housing) Of Part Ii (General Legislation) Of The Town Of Dover Code
- Ordinance No. 05-2026 – Ordinance Of The Town Of Dover, County Of Morris, State Of New Jersey, Amending And Supplementing The Affordable Housing Section Of The Town Of Dover Code
- Ordinance No. 04-2026 – Ordinance of the Mayor and Council of the Town of Dover, County of Morris, New Jersey Adopting the Amended Redevelopment Plan for the NJ Transit/Lot B/Lot C Redevelopment Area

## 8. Applications –

- **P25-06 – 86 Millbrook**

The subject property identified as **Block 1708 Lot 1** within the Town of Dover and Block 133, Lot 1 within the Township of Randolph currently consists of wooded, vacant land within the R-2 Single-Family District. The Applicant proposes to redevelop the site into one (1) single family dwelling consisting of a 1,375 SF footprint with an associated 12' wide paved access driveway and retaining walls. Site improvements consist of grading, drainage and landscaping.

- **P25-12 – 90 1/2 W. Blackwell Street**

The subject property identified as **Block 512, Lot 13** currently contains a vacant 2-story commercial building, formerly known as Agra Environmental & Laboratory Services, which is a pre-existing nonconforming use. The applicant proposes to convert the existing Building to a 2-Family Dwelling (two 3-bedroom units), which is a permitted use in the R-3 Zone. Associated external improvements include a retaining wall, extended walkway, and the replacement of existing windows.

- **P25-11 – 71 Bassett Highway**

The subject property identified as **Block 1201, Lot 6** currently contains a 2-story masonry building for commercial/retail uses and a house of worship, with associated parking for passenger vehicles and tractor-trailers in the rear of the property. The Applicant is proposing to demolish the existing 2-story building to accommodate three (3) mixed-use buildings, which will consist of 640 total residential dwelling units and 11,733 SF of total commercial/retail space. The 640 dwelling units will include multi-family residential units and affordable housing units. Associated external improvements include the redevelopment of internal roadways, off-street and on-street parking, grading, drainage, utilities, lighting, landscaping, stormwater management, and proposed easements for new utility locations.

## 9. Open to the Public

## 10. New Business – NONE

## 11. Old Business - NONE

## 12. Adjournment

The next schedule meeting is the Regular meeting on March 19, 2026 @ 7:30 pm.

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## Reorganization Meeting Minutes January 15, 2026

### Call to Order

The Reorganization Meeting of the Town of Dover Planning Board was called to order at 7:30 p.m. by Clerk Jasmine.

### ADEQUATE NOTICE OF MEETING:

The Open Public Meetings Act statement was read into the record BY Jasmine DiGenova.

### ROLL CALL

**PRESENT:** Commissioner Rivera, Commissioner Miller, McDonald, Isselin, Orama, Scarneo, Vizioli, Incera, Riley

**ABSENT:** Mayor Dodd

**EXCUSED:** Commissioner Santana

**ALSO PRESENT:** Paula Mendelsohn, Board Secretary, Jasmine DiGenova, Planning Board Clerk, William J. Rush, Board Attorney, John DeMartinis, representing Stephen Hoyt the Board Engineer.

### PLEDGE OF ALLEGIANCE

Was recited by all present.

### ELECTION OF OFFICERS

**Chairman.** Motion made by Commissioner Miller and seconded by Commissioner Incera to appoint **Rafael Rivera** as Chairman. **All in favor vote, 9-0**

**Vice Chairman.** Motion made by Chairman Rivera and seconded by Commissioner Orama to appoint **Scott Miller** as Vice Chairman. **All in favor vote, 9-0.**

## **Appointments by Resolution**

**Secretary** Resolution P2026-01. Motion made by Chairman Rivera and seconded by Vice chairman Miller to appoint **Paula Mendelsohn** as Board Secretary. **All in favor vote, 9-0**

**Board Attorney** Resolution P-2026-02. Motion made by Chairman Rivera and seconded by Commissioner Isselin to appoint **Mr. Rush** as Board Attorney. **All in favor vote, 9-0.**

**Board Engineer** Resolution P-2026-03. Motion made by Chairman Rivera and seconded by Commissioner Isselin to appoint **Stephen Hoyt** as Board Engineer. **All in favor vote, 9-0.**

## **Committees**

**Master Plan Committee:** The Board discussed re-establishing a Master Plan Committee. Membership will be reviewed and formalized at a future meeting.

**Expedited Waiver Site Plan (EWSP) Committee:** Appointments included the Zoning Officer Bill Isselin as chair, Secretary Paula Mendelsohn, and Attorney Glenn Kienz. Motion made by Chairman Rivera and seconded by Commissioner Isselin. **All in favor vote, 9-0.**

## **Rules and Regulations**

The Board confirmed receipt of the Planning Board Rules and Regulations. Motion made by Commissioner Orama and seconded by Vice Chair Miller to adopt The Rules and Regulations of the Town of Dover. **All in favor vote, 9-0.**

## **Meeting Schedule**

The Board confirmed that regular meetings will be held on the **third Thursday of each month at 7:30 PM** at Town Hall. November scheduling conflicts were discussed due to holidays and Town Hall closures; the November meeting will be evaluated and canceled if necessary. Motion made by Commissioner Orama and seconded by Vice Chair Miller to adopt the schedule. **All in favor vote, 9-0.**

## **Official Newspapers**

The Board discussed changes to State law regarding digital public notice requirements and ongoing efforts to ensure compliance and accessibility through the Town website. The following newspapers were designated as official newspapers: *Daily Record*, *Star-Ledger* and, *Citizen*. Motion made by Chairman Rivera and seconded by Vice Chair Miller to adopt the Official Newspapers. **All in favor vote, 9-0.**

## **Board Memberships**

The Board acknowledged continued membership and subscriptions to: New Jersey Planning Officials (NJPO) and, New Jersey Association of Planning and Zoning Administrators.

**Public Comment**

The meeting was opened to the public. No members of the public were present. Public comment was closed.

**Board Discussion**

Board members discussed attendance expectations and the importance of regular participation to maintain quorum and ensure fair application review.

The Chair requested advance notice of absences whenever possible and noted the impact attendance has on quorum and voting requirements for applications.

**Adjournment**

Motion made by Commissioner Orama and seconded by Vice Chair Miller to adopt adjourn the meeting. **All in favor vote, 9-0.**

The meeting was adjourned at **8:51 PM.**

Respectfully submitted,

\_\_\_\_\_  
Paula Mendelsohn  
Board of Adjustment Secretary

Dated: \_\_\_\_\_

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## Regular Meeting Minutes January 15, 2026

### Call to Order

Chairman Rivera called the meeting to order at 7:52 pm.

### ADEQUATE NOTICE OF MEETING:

The Open Public Meetings Act statement was read into the record By Jasmine DiGenova.

### ROLL CALL

**PRESENT:** Chairman Rivera, Vice Chair Miller, Commissioner McDonald, Isselin, Orama, Scarneo, Vizioli, Incera, Riley.

**ABSENT:** Mayor Dodd

**EXCUSED:** Commissioner Santana

**ALSO PRESENT:** Paula Mendelsohn, Board Secretary, Jasmine DiGenova, Planning Board Clerk, William J. Rush, Board Attorney, and John DeMartinis representing Stephen Hoyt, Board Engineer.

### Pledge of Allegiance

The Pledge of Allegiance had previously been conducted; members agreed it was not necessary to repeat.

**MINUTES:** A motion to approve the minutes of December 15, 2025, meeting made by Commissioner Orama and seconded by Chairman Rivera. **Approved by all present at the December hearing 7-0.**

### RESOLUTIONS:

- **P25-09 – 69-75 W. Blackwell Street (Block 1205 Lots 4-7):** Motion to Approve: Commissioner Visioli. Seconded: Commissioner Isselin. **Approved by all present at the December hearing 7-0.**
- **P25-06-86 Millbrook Avenue (Block 1708 Lot 1).** Motion to carry: Commissioner Orama and seconded by Chairman Rivera. **Approved by all 9-0.**

### BOARD COMMENTS:

- Chairman Rivera addressed concerns about the increase in apartment developments and potential gentrification. Emphasized the board’s responsibility to make informed and prudent decisions to protect the town and its resources, including air and water quality and traffic congestion.
- Commissioner Isselin reviewed the board’s existing absenteeism policy: failure to attend four consecutive meetings without an excuse may trigger notification to the appointing authority. Members agreed to monitor attendance and ensure proper notice is provided to absent members.

**NEW BUSINESS:** None

**OLD BUSINESS:** None

**PUBLIC COMMENT:** None

**Meeting adjourned at 8:04 PM**

Respectfully submitted,

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Paula Mendelsohn  
Board of Adjustment Secretary

Dated: \_\_\_\_\_

**RESOLUTION**  
**Town of Dover Planning Board**  
**In the Matter of Dover Tubular Alloys, LLC**  
**Application Number P23-15**  
**Decided on December 18, 2025**  
**Memorialized on February 19, 2026**  
**Extension of Minor Subdivision Approval and Preliminary and**  
**Final Site Plan Approval**

**WHEREAS**, Dover Tubular Alloys, LLC (hereinafter the "Applicant") has made application to the Dover Planning Board for a second extension of the minor subdivision approval and preliminary and final major site plan approval so as to permit the subdivision of the property into two (2) separate lots for the construction of a warehouse and distribution warehouse for property known as Block 703, Lot 6 as shown on the Tax Map of the Town of Dover, located at 200 West Clinton Street, in the IND Zone (hereinafter the "Subject Property"); and,

**WHEREAS**, a public hearing was held on December 18, 2025, after the Board determined it had jurisdiction; and,

**WHEREAS**, the Applicant was represented by Gregory K. Asadurian, Esq.

**NOW THEREFORE**, the Planning Board makes the following findings of fact, based on evidence presented at its public hearing, at which a record was made.

The application before the Board is for an extension of the minor subdivision approval and preliminary and final major site plan approval granted on December 13, 2023 and memorialized in a Resolution on January 18, 2024 for the Subject Property.

On June 20, 2024, the Applicant appealed to the Board for an extension of the minor subdivision approval and preliminary and final major site plan approval which was initially granted on December 13, 2023 and memorialized by Resolution on January 18, 2024. The Board approved the request for the extension of the minor subdivision approval and preliminary and final major site plan approval and a memorializing resolution was adopted on July 18, 2024 which extended the approvals until January 18, 2026.

The Applicant appeared before the Board on December 18, 2025 requesting the approval of the minor subdivision and preliminary and final major site plan be extended to July 19, 2026.

Mr. Asadurian appeared and advised the Board that the initial application that was approved in December 2023 was for Preliminary and Final Major Site Plan and Preliminary and Final Minor Subdivision approval to subdivide the above-referenced property and construct two new warehouses. Mr. Asadurian further indicated that since receiving approval in January 2024 the Applicant has been diligently attempting to secure all other agency approvals to satisfy the conditions of approval. In trying to obtain the other agency approvals and specifically the approval with NJDOT, delays have arisen that are beyond Applicant's control.

The meeting was opened up to members of the public and there were no members of the public present expressing an interest in this application.

**NOW THEREFORE**, the Planning Board makes the following conclusions of law, based on the foregoing findings of fact.

The application before the Board is for a second extension of the previously granted minor subdivision approval and preliminary and final major site plan approval so as to permit the subdivision of the property into two (2) separate lots and the construction of a warehouse and distribution warehouse for the Subject Property.

In reviewing the submission made by counsel for the Applicant along with comments from the Board's professionals, the Board concludes the Applicant is entitled to the second extensions of time needed in order to perfect this application. The approval is based upon the Applicant's right pursuant to the MLUL and the number of compliance issues beyond their control. Therefore, the Board concludes the Applicant shall be granted an extension of the minor subdivision approval and preliminary and final major site plan approval until July 19, 2026.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board that the application of Dover Tubular Alloys, LLC for Block 703, Lot 6 as shown on the Tax Map of the Town of Dover,

located at 200 West Clinton Street, in the IND Zone, requesting a second extension of the initial subdivision approval and the preliminary and final site plan approval until July 19, 2026 be and are hereby granted pursuant to N.J.S.A. 40:55D-47 and N.J.S.A. 40:55D-52, subject to the following terms and conditions:

1. All specific conditions contained in the original Resolution adopted by the Board shall remain in full force and effect.
2. The Deed recorded memorializing this subdivision shall specifically refer to this Resolution and shall be subject to the review and approval of the Board Engineer and Board Attorney.
3. Subject to all other applicable rules, regulations, ordinances and statutes of the Town of Dover, County of Morris, State of New Jersey, or any other jurisdiction.

The undersigned secretary certifies the within resolution was adopted by this Board on December 18, 2025, and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on February 19, 2026.

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**Rafael Rivera, Chairman**

**The vote on the Resolution was as follows:**

FOR: Seven (7)

AGAINST: None

ABSTAIN: None

Board Member(s) Eligible to Vote: Seven (7)

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on February 19, 2026.

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**Paula Mendelsohn, Board Secretary**

**Dated:**

**Prepared by: William J. Rush, Esq.**