

# TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- William Isselin
- James Visioli
- Thomas Incera
- Osvaldo Orama
- John Londono
- James P. Dodd - Mayor

**TOWN OF DOVER**  
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- Ruben Gilgorri - Mayor's Rep
- Arturo Santana - Council Member
- Reese Riley - Alternate I
- Vacant - Alternate II
- William J. Rush - Board Attorney
- Paula Mendelsohn – Board Secretary
- Stephen Hoyt PE– Board Engineer

## MINUTES March 20, 2025

**CALL TO ORDER:** Vice Chairman Miller called the meeting to order at 7:35pm

### ADEQUATE NOTICE OF MEETING

#### ROLL CALL:

**PRESENT:** Commissioners Incera, Isselin, Orama, Riley, Visioli, Council Member Santana, Commissioners Londono, vice Chairman Scott Miller and Commissioner Gilgorri.

**ABSENT:** Mayor Dodd, Commissioner Rosario and Chairman Rivera.

**ALSO PRESENT:** Paula Mendelsohn, Board Secretary; William J. Rush, Board Attorney and, Stephen Hoyt, Board Engineer.

**PLEDGE OF ALLEGIANCE** was recited by all.

**MINUTES:** Council member Santana made a motion to accept the February 20, 2025, Planning Board Meeting Minutes with a second by Commissioner Isselin. **Approved 6-0** by members that attended on 2/20/25.

### RESOLUTIONS –

**P25-04** Resolution to appoint Paula Mendelsohn as Board secretary. A motion was made by Commissioner Isselin and seconded by Council Member Santana. **Approved 9-0**

**P25-01** A motion to approve Resolution P25-01 was made by Council Member Santana and seconded by Vice Chairman Miller. **Approved 9-0.**

### CASES –

**P24-05: 19 Liberty Street, block 1104, lot 19.** Located in the R3 double family zone. Minor subdivision, minor site plan for the following project, to subdivide the lot and construct a new two-family home on the newly created lot.

**Bianca Pereira** was present on behalf of the applicant:

- The applicant presented a proposal about two months ago to subdivide the property and build a two-family home.
- The board and its professionals provided comments and suggestions.
- The project has been adjusted from a **two-family home** to a **single-family home**.
- Changes were made based on the feedback provided.

**Mr. Pereira**, architect, testified on behalf of the applicant:

- **Parking:** The new driveway has been moved to the left side of the proposed house, creating an 18-foot wide driveway to allow for off-street parking for both the existing house and the new house, improving the parking situation.
- Adjustments to the lot line were made to accommodate parking, resulting in two smaller lots
- **Variances Requested:** Minimum Lot Area, Minimum Lot Width, Side Yard Variance, Building Coverage
- A tree will be planted in the front yard, and landscaping will be added along the right-hand side, addressing changes in topography.
- Stormwater management is integrated into the driveway area
- The house features an open floor plan with a porch, living room, dining room, and kitchen. The second floor includes three bedrooms, including a master suite.
- The house is designed without a basement or attic to prevent future illegal conversions into rental units.

**Public Comment:** Vice Chairman Miller opened the meeting for public comment on Application P24-05. **Approved 9-0.**

- **Mr. Steinberg**, a neighbor to the property, expressed skepticism that the proposed driveway solution would significantly alleviate the parking challenges.
- Mr. Steinberg also discussed the timeline of the paving.

After addressing concerns from the public, Vice Chairman Miller provided the opportunity for additional comments. Hearing no further comments, Vice Chairman Miller closed the public portion of the meeting. **Approved 9-0.**

A motion to carry the application to the next meeting was made by Commissioner Orama and seconded by Council Member Santana. The motion was approved with no opposition. **Approved 9-0.**

OLD BUSINESS – None

NEW BUSINESS – None

PUBLIC DISCUSSION – None

Motion to adjourn was made by Commissioner Isselin and seconded by Council member Santana.  
**Approved 9-0.**

Meeting adjourned 8:25 PM

Respectfully Submitted,

  
Paula Mendelsohn, Board Secretary

Date approved 07/17/2025.