

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- William Isselin
-
- David Garland
- James Visioli
- Thomas Incera

COUNTY OF MORRIS
Mailing Address
37 North Sussex Street
Dover, NJ 07801
Office Location
100 Princeton Avenue
Water Works Park

- James P. Dodd - Mayor
- Ruben Gilgorri – Mayor Designee
- AB Santana – Council Member
- OPEN - Alternate I
- OPEN - Alternate II
- Tamara E. Bross - Board Secretary
- Stephen Hoyt – Board Engineer
- Glenn C. Kienz - Board Attorney

Telephone: 973-366-2200 (Ext. 2141)
Secretary email: tbross@dover.nj.us

AGENDA

REGULAR MEETING – rescheduled from 9/19/24

October 3, 2024 @ 7:30PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES –August 15, 2024

RESOLUTIONS –

P24-01 Max Extracts LLC; Block 2310 Lot 14; also known as **282 US Hwy 46**, located in the C-2 (General Commercial) zone. **Minor Site Plan & Conditional Use Permit**. Applicant seeks approval and conditional permit to operate a cannabis manufacturing business in the rear of proposed location. This is strictly a manufacturing facility that will not be open to the public or permit consumption. Planning Board approval is a requirement to obtain local license. ***Conditional Use and Preliminary Site Plan Approval granted August 15, 2024***

Resolution 238-2024 – of Mayor and Council of the Town of Dover, County of Morris, directing the Town Planning Board to conduct a preliminary investigation to determine whether certain property (Bassett Hwy Redevelopment Area) in the Town is a non-condemnation area in need of redevelopment. –presentation by John McDonough PP of McDonough Associates

Resolution 239-2024 – of Mayor and Council of the Town of Dover, County of Morris directing the Town Planning Board to conduct a preliminary investigation to determine whether certain property (Block 1206 Lots 2,3,4 & 5) in the Town is a condemnation area in need of redevelopment. - presentation by John McDonough PP of McDonough Associates.

Ordinance 19-2024 – of mayor and Town Council of the Town of Dover, County of Morris, NJ adopting the East Blackwell – Rutan Redevelopment Plan (Block 2317 Lots 1,2, & 3) presentation by John McDonough PP of McDonough Associates.

CASES-

P23-17 IOPD Dover QOZB Urban Renewal LLC; Block 1902 Lots 22-28; also known as **218-220 & 228 E Blackwell St.**, located in the SSRP (Scattered Site Redevelopment Plan) Zone.

Applicant is requesting **Final Site Plan** for following project: demolish existing commercial buildings and construct two five-story multi-family residential buildings with a connection on the second floor, each consisting of 130 units for a total of 260 units. As per agreement, 26 units are set aside for 55+ affordable units and construction of on-site flood mitigation.

Applicant proposes 332 off street parking spaces along with indoor and outdoor amenities.

*Preliminary approval memorialized on August 15, 2024 **Request to carry to October 17, 2024***

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Request to carry to October 17, 2024.

OLD BUSINESS-

NEW BUSINESS -

BOARD MEMBER DISCUSSION –

PUBLIC DISCUSSION – 3-minute time limit to discuss anything other than agenda items

ADJOURNMENT

The next scheduled Planning Board meeting is October 17, 2024 @ 7:30pm.