

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- William Isselin
- Eric German
- Erica Ulloa
- David Garland
-

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

- Carolyn Blackman - Mayor
- Evelyn Santiago - Mayor's Rep.
- AB Santana - Alderman
- Edward Correa - Alternate I
- Claudia Rodriguez- Alternate II
- Glenn C. Kienz - Board Attorney
- Stephen Hoyt - Town Engineer
- Tamara E. Bross - Clerk/Secretary

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

AGENDA

MAY 24, 2023 @ 7:30

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – 4/26/23

RESOLUTIONS - None

RESOLUTIONS –

P23-04 – Danapoly, Block 2204 Lot 8; also known as **85 Harrison Street**. located in the IND (industrial) zone. **Amended Site Plan** Applicant received previous site plan approval P22-01 May 25, 2022 approving six 20' high silos to be installed on concrete pad. Applicant now seeks approval for 3 of those silos to be 60' tall.

P23-06 Steve Johnson, Block 2308 Lot 1; also known as **265 Rt 46 West**; located in the C-2 (commercial) zone. **Waiver of Site Plan with variance** Applicant seeks approval to install two wall signs (a dimensional letter set and a logo). Signage exceeds the permitted square footage and requires a variance.

APPLICATIONS-

P23-05 100 Richboynton Road LLC, Block 606 Lot 18; also known as **100 Richboynton Road**; located in the IND (industrial) zone. **Preliminary and Final Site Plan** Applicant seeks approval to increase the height of basement area by removing soil and installing a concrete floor and reinforced foundation. No change to existing footprint is proposed. ***CARRIED FROM 4/26/23 – revised plans submitted***

P23-07 Diego Ocampo, Block 2108 Lot 16; also known as **94 Brook Drive**; located in the R-2 (residential) zone. **Minor Subdivision with c variances**. Applicant proposes to subdivide the existing Lot 16 into two (2) lots with existing dwelling to remain.

A 2-story 4 bedroom dwelling is proposed. A rear yard variance is requested for new lot 30 feet is required and 20.19 proposed.

P23-08 Delicias Colombianas LLC, Block 1218 Lot 15; also known as **30 W Blackwell St**; located in the D2 (downtown historic district) zone. **Minor Site Plan** Applicant requests approval to expand existing coffee shop/bakery; proposes to install a full kitchen and add seating. Previous use of expanded space was a warehouse.

P23-09 Green Bros Realty, LLC, Block 2304 Lots 5.01 & 6; also known as **315-317 Route 46**; located in the C-2 (commercial) zone. **Preliminary & Final Major Site Plan** The Applicant seeks site plan approval for a retail cannabis dispensary on lot 6 (previous use-retail car audio sales and service), with associated site improvements on lot 5.01. A new dumpster enclosure and restriping of the parking lot is proposed. Cannabis Use for this location was approved by Mayor and Board resolution 104-2023.

P23-10 Pancho Villa Rodeo Inc, Block 1902 Lot 11; also known as **142 E. Blackwell St.**; Located in the C-1 (commercial/retail) zone. **Minor Site Plan** Applicant proposes to renovate the interior and add approx 212sf of wood deck to the front of building.

OLD BUSINESS – None

NEW BUSINESS – None

BOARD MEMBER DISCUSSION -

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

ADJOURNMENT

The next scheduled Planning Board meeting is June 28, 2023 @ 7:30pm.