

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- William Isselin
- Eric German
- 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

MAY 30, 2024 @ 7:30PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – April 18, 2024

RESOLUTIONS –

P23-19 Rosa, Edwin Steven; Block 2016 Lot 6; also known as **112 Clark Street**, located in the R-3 (Residential Double-Family 7500 sf) zone. **Minor Subdivision and “C” Variances**

Applicant seeks approval to subdivide existing lot into two lots. The existing single family home is to remain and a two family home is proposed. Variances for non-conforming lot area, lot width, side yard and total side yard perhaps parking are requested. ***DENIED April 18, 2024***

P22-04 – Village Development LLC; Block 1204, Lot 1 also known as **90 Bassett Highway;** located in the Bassett Highway Redevelopment Plan. **Preliminary and Final Site Plan and Subdivision-** Applicant seeks site plan and subdivision approval to clear site of existing masonry building used for automotive repair and construct 11 townhomes. ***Memorialized on November 9, 2022*** Applicant requesting relief of condition 19 on resolution for above application – 30 days required to submit final site plans. ***APPROVED April 18, 2024***

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. **Preliminary and Final Site Plan.** Applicant seeks approval to 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. Applicant proposes 332 off street parking spaces along with indoor and outdoor amenities. ***PRELIMINARY APPROVAL ONLY January 18, 2023***

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 **Amended Preliminary Approval and 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.

OLD BUSINESS-

NEW BUSINESS -

BOARD MEMBER DISCUSSION –

PUBLIC DISCUSSION – 5-minute time limit to discuss anything other than agenda items

ADJOURNMENT

The next scheduled Planning Board meeting is June 20th, 2024 @ 7:30pm.