

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/Board Engineer
- Tamara E. Bross - Clerk/Secretary

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

AGENDA

AUGUST 23, 2023 @ 7:30

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – 7/26/2023

RESOLUTIONS –

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. **Conditional Use** (ord 25-2021) **and 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 dated March 21, 2023. **Approved 7/26/2023**

P21-06 – Towpath Realty, LLC; Block 1205 Lots 1,2,10,11,12 & 13 and Block 1206 Lot 16 also known as **63 & 65 W Blackwell St., 58 & 70 Bassett Hwy**; located in the Bassett Hwy Redevelopment Plan. **Preliminary & Final Major Site Plan & "C" Variance and Preliminary & Final Subdivision (1206 /16)**. Demolition of existing retail buildings and construction of a nine (9) story multifamily building containing 95 units and the construction of seven (7) town homes- proposed to be individually owned. C variance - 10' set back required and 8' proposed in front of townhouses. *Granted a 1 year extension of approvals expiration 2025* **APPROVED 7/26/2023**

ORDINANCE 19-2023 – “An ordinance of the Mayor and Board of Alderman of the Town of Dover, County of Morris and the State of NJ amending Chapter 236 of the Town of Dover ordinances and the Zone Map referred to in Chapter 236-11”.

Discussion led by Dave Roberts PP of dgRoberts Planning & Design to present facts and findings in relation to ordinance 19-2023 and consistency or inconsistency with the Master Plan as per N.J.S.A. 40:55D-26 and N.J.S.A. 40:55D-64.

CASES –

P23-11 Scoop House LLC; Block 1203 Lot 2; also known as **1 Bassett Highway**; located in the BHRPA (Bassett Hwy Redevelopment Plan Area) zone. **Minor Site Plan** Applicant seeks approval for a change of use from a bank to an ice cream parlor with seating. Installation of kitchen and activity/party area.

P23-13 127 Classic Realty LLC; Block 1902 Lot 2; also known as **126 E Dickerson St**; located in the IND (Industrial) zone. **Minor Site Plan** Applicant seeks approval to create interior walls to divide existing warehouse space and office into additional spaces to rent out to two different tenants for a total of three tenants that are permitted uses. 36 parking spaces are proposed where 35 are required.

OLD BUSINESS – None

NEW BUSINESS – Reschedule Reorganization & Regular meeting to January 17th, 2024. Currently scheduled for January 24th.

BOARD MEMBER DISCUSSION –

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

ADJOURNMENT

The next scheduled Planning Board meeting is September 27, 2023 @ 7:30pm.