

TOWN OF DOVER PLANNING BOARD

- Rafael Rivera –Chairman
- Scott Miller – Vice Chairman
- James P. Dodd – Mayor
- Thomas MacDonald – Mayor Designee
- Arturo Santana – Council Member
- William J. Isselin
- Osvaldo Orama
- Michael Scarneo

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- James Visioli
- Thomas Incera
- Reese Riley - Alternate I
- Vacant - Alternate II
- William J. Rush, Esq. – Board Attorney
- Stephen Hoyt, PE – Board Engineer
- John McDonough, AICP PP, – Board Planner
- Kyrillos Girgis - Board Secretary (interim)

Agenda for the Planning Board Meeting Thursday, Sept. 17th, 2026 at 7:30PM REGULAR MEETING

1. **Call to Order**
2. **Adequate Notice of Meeting**
3. **Roll Call**
4. **Pledge of Allegiance**
5. **Approval of Minutes**

Minutes from August 20th Planning Board Meeting

6. **Resolutions**

Resolution for P26-03: 37 First Street – Minor subdivision approval with variance relief

Resolution for P26-07: West Munson Avenue – Minor subdivision approval with variance relief

7. **Master Plan Consistency Review**

Baker Mansion Redevelopment Plan – Master Plan Consistency Review

Redevelopment Plan prepared by John McDonough, LA, PP, AICP; dated September 3, 2026. Block 305, Lot 7; Redevelopment of the property providing for the historic preservation and adaptive reuse of the Baker Mansion, together with four additional structures and workforce housing.

Dover Tubular Redevelopment Plan – Master Plan Consistency Review

Redevelopment Plan prepared by Nicholas Graviano, PP, AICP; dated August 10th, 2026. Block 703, Lot 6.01, formerly part of and also known as Lot 6, 210 Route 15. Redevelopment of the property for the construction of a new warehouse facility.

8. Applications

P26-05: 46 South Morris Street – Preliminary and Final Major Site Plan

Description: The subject property identified as Block 1804, Lot 13 currently contains a 2-story, multi-family dwelling. The Applicant proposes to demolish the dwelling and redevelop the site into a six-story, 23-unit apartment building with a footprint of 6,093 square feet. Site improvements include sidewalks, trash enclosure, signage, retaining walls, grading, drainage, utilities, landscaping, and lighting.

P26-02: 180 Ann Street – Preliminary and Final Major Subdivision

Description: The subject property identified as Block 407, Lot(s) 1 and 20. Proposed major subdivision for 22 residential single-family homes.

9. Open to the Public

10. New Business

11. Old Business

12. Adjournment

The next schedule meeting is the Regular meeting on Thursday October 15th, 2026, at 7:30 pm.