

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, NEW JERSEY 07801
Office Location
100 Princeton Avenue
Water Works Park

- James P. Dodd - Mayor
- - Mayor's Rep
- AB Santana - Council Member
- Edward Correa - Alternate I
- - Alternate II
- Glenn C. Kienz - Board Attorney
- Tamara E. Bross - Clerk/Secretary
- Stephen Hoyt PE– Board Engineer

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MINUTES FEBRUARY 15, 2024

CALL TO ORDER: Chairman Rivera called the meeting to order at 7:30PM

ROLL CALL:

PRESENT: Commissioners Isselin, Garland, German, Visioli, Incera, Council Member Santana, Vice Chairman Miller and Chairman Rivera

ABSENT: Commissioner Correa (Alt I), Mayor Dodd,

ALSO PRESENT: Tamara E. Bross, Board Secretary, Glenn Kienz Esq. Board Attorney and Stephen Hoyt PE, Board Engineer.

PLEDGE OF ALLEGIANCE was recited by all.

ADEQUATE NOTICE OF MEETING was read by Ms. Bross. *Adequate notice of this meeting held at the Town of Dover Town Hall located at 37 N. Sussex Street with a start time of 7:30pm has been provided and included in the Annual Notice of the Planning Board scheduled meetings; copies of which were posted on the Municipal Bulletin Board on the main floor of the municipal building, presented to the Town Clerk and sent to the Citizen and the Daily Record with legal publication on January 24, 2024. As a reminder there is no smoking in this building, there are 2 exits in case of emergency and this meeting is streaming live on the Town of Dover Facebook page.*

MINUTES: Vice Chairman Miller made a motion to accept the Planning Board January 18, 2024 minutes (reorganization and regular) with a second by Council Member Santana. **Approved 8-0**

RESOLUTIONS –

- **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 Major Site Plan APPROVED 1/24/2024

Resolution was on agenda; a request by Applicant was made to carry the memorialization

CASES –

- **P23-20 Christian Vega; Block 405 Lots 4&5; also known as 26 Claredon Terrace, Ann Street & Beaufort Ave,** located in the R-1 (residential single family) zone. **Minor Subdivision** - Applicant seeks approval to subdivide 2 lots into 3 separate lots. Existing single family home to remain with request of variance for rear yard setback 18 ½' to screened in patio where 30' is required.

Jason Rittee Esq. was present for the Applicant and offered the following to the Board:

- This is a minor subdivision application
- Two lots exist; submitted plans propose subdivision creating 3 lots with existing house to remain on one of them and construction of 2 new single family homes on remaining lots.

Steven Smith PP was sworn in as land surveyor and professional planner and offered the following testimony to the Board:

- Mr. Smith prepared plans submitted with application and reviewed each page
- The only relief sought is for a rear yard setback due to existing enclosed porch
- Applicant would remove porch if desired and makes application variance free
- After some discussion it was determined that the front yard of existing home is on Claredon Terrace – rear yard setback relief necessary- Applicant will remove porch
- Now a complying minor subdivision
- Lots are larger than required 5000sf in zone with 9936sf, 8768sf and 9153sf proposed
- Applicant will comply with Mr. Hoyt's Engineering report dated January 15, 2024
- A waiver to not install sidewalks will be requested to the Mayor and Board, as there are no sidewalks currently on neighboring properties
- Applicant will install curbing on Ann St and Beaufort Ave. as per Engineer recommendations
- The corner property has a number of trees that will be removed
- Two replacement shade trees will be planted on each lot with Engineer Department approval

Hearing no more testimony, meeting was opened to the Public:

- Ed Trembicki-Guy – 222 Ann Street was sworn in and read a statement. Objects to granting variance, this plan is not consistent with the neighborhood, asked about

bedrock? Will there be blasting? Stated that there is pride in ownership on Ann Street and this plan does not belong in this neighborhood.

- Christine Trembicki- Guy – 222 Ann Street concerned with the integrity of the neighborhood and opposes this plan
- Kathi Gilbert – 105 Beech Street was sworn in and stated that as a member of the Shade Tree Commission wanted to know how many trees were being cleared? Can any of those mature trees be preserved?
- Julie Patterson – 232 Ann Street stated that she counted approximately 40 mature trees and offered benefits of having the trees in the neighborhood
- Dave Patterson – 232 Ann Street sworn in and stated that the subdivision changes the complexion of the neighborhood and opposed this plan
- Richard Dixon 19 Greenwood Ave. – sworn in and stated that lots up on the hill are generally larger and that is what the neighbors paid for and like about this area
- James Mullen 150 Ann Street – sworn in and asked members if they had driven by and really considered the neighborhood.
- Colette Popovitch – 5 Edgewood Terrace sworn in and read a statement – strong opposition from neighbors collectively, cramming homes onto small lots is very much out of character and reduces value of existing homes
- Larry Brady – 19 Beaufort Ave. sworn in and stated he lives across the street and does not want to see crammed homes out of his window.
- Aldo Joyner – 35 Beaufort Ave. sworn in and stated that this is 8 pounds of sugar in a 5 pound bag; asked to consider voices of the neighbors
- Linda Mullen – 150 Ann Street sworn in and stated there is a water problem in this intersection – the trees help hold back the water
- Ed Trembicki-Guy – stated just because you can doesn't mean you should
- Richard Dixon – will front door remain on Claredon Terrace?

Public portion closed

Chairman Rivera stated that all have been heard. A reminder to the Public – all lots are conforming, actually larger in size than what is required.

8:51PM – 5 minute Recess

8:58PM roll call –

PRESENT: Commissioners Isselin, Garland, German, Visioli, Incera, Council Member Santana, Vice Chairman Miller and Chairman Rivera

ABSENT: Commissioner Correa (Alt I), Mayor Dodd,

ALSO PRESENT: Tamara E. Bross, Board Secretary, Glenn Kienz Esq. Board Attorney and Stephen Hoyt PE, Board Engineer.

Commissioner Isselin explained the process of resolution check; he is responsible to verify that the building permits submitted are what was approved at the Planning Board and all prior approvals have been obtained before construction permits are issued.

After discussion amongst Board Members, a motion was made to approve Application with list of conditions and seconded by Commissioner Visioli. **APPROVED 6-2**

OLD BUSINESS – none

NEW BUSINESS – none

BOARD MEMBER DISCUSSION – none

PUBLIC DISCUSSION –

- James Mullen asked the function of the Board

Motion to adjourn was made by Commissioner Isselin and seconded by Council Member Santana and all members were in favor 9-0

Meeting adjourned 9:10PM

Respectfully Submitted,



Tamara E. Bross, Planning Board Secretary

Date approved 4/18/2024