

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

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

MINUTES APRIL 18, 2024

CALL TO ORDER: Chairman Rivera called the meeting to order at 7:35PM

ROLL CALL:

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

ABSENT: none

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

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*

NOTE- I was unable to stream meeting on FaceBook

Ruben Gilgorri was sworn in as Mayor's Designee and Alex McClean PP was sworn in as Planner for the rest of the year representing *McDonough Planning Associates*.

MINUTES: Vice Chairman Miller made a motion to accept the Planning Board February 15, 2024 minutes with a second by Council Member Santana. **Approved 8-0.**

RESOLUTIONS –

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.

Commissioner Isselin made a motion to approve resolution as written with a second by Commissioner Garland. **APPROVED 5-1** by those that were present at that meeting

CASES –

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.

Mr. Joseph Maraziti Esq. was present for the Applicant and offered the following to the Board:

- As a condition of previous resolution granted 8/24/2022 – there is a condition that the site plan be finalized within 30 days
- The applicant wanted to acquire neighboring property and site plans were not submitted

Steven Smith was sworn in as Planner and Land Surveyor, offered the following and answered questions to the Board:

- If the neighboring property would have been purchased than approval for an amended subdivision would have been required.
- Now applicant is ready to proceed with approved Site Plan as is
- Condition #19 of resolution P22-04 requiring 30 day submittal prevents them from moving forward and Applicant is seeking relief and requesting a 1 year extension – 11/9/2025
- Application to the Morris County Planning Board will be submitted as well

Ramon Valle was sworn in as Applicant and offered the following and answered questions to the Board:

- A demolition permit was submitted to knock down existing building
- This is how it has come to light that plans were not submitted inside of that 30 day requirement

Chairman Rivera opened meeting to the Public – seeing none Public portion was closed.

After some discussion, Commissioner Isselin made a motion to grant extension of time regarding condition # 19 on original resolution to October 24, 2024 and grant a 1 year

extension of final site plan and subdivision approval to November 9, 2025. A second was made by Vice Chairman Miller. **APPROVED 9-0**

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.

Geoffrey Evans Esq. was present for the Applicant and offered the following to the Board:

- This is a minor subdivision application
- Applicant wishes to have the single family home remain and construct a two family home on new lot

Edwin Steven Rosa was sworn in as property owner and offered the following testimony to the Board:

- The new home will be a two family home and he and his family intend to live there

Adam Kandil PE was sworn in and accepted as licensed Engineer, offered the following to the Board:

- He prepared and submitted plans for this project- revised 4/1/2024
- Presented and reviewed to the Board plans on screen
- Reviewed a number of variances –
 - Lot size - 7500sf for a 2-family house required and 50' proposed
 - Street frontage - 75' required for 2 family where 50' is proposed
 - Nonconforming side yard - 0.58' proposed and 10' required
 - Nonconforming side yard – 22.09' proposed and 25' required
- Two for one tree replacement was offered
- A prebuilt model home is proposed – pamphlet offered
- Storm water management was discussed and will be reviewed by Board Engineer
- Roof drains will flow onto the street
- A waiver is requested from environmental impact

Commissioner Isselin asked why a two-family house and not a single family as required in zone R-3 for this lot size.

Mr. Hoyt reviewed Engineer Report dated January 8th and January 26th, 2024 respectively, reviewed:

- Off-street parking
- Turning diagrams for parking in rear

- Architectural plans required with a materials list
- Morris County soil removal is required
- Landscape plan will need to be submitted

Alicia Kopsco PP was sworn in and accepted as a professional planner for the Applicant offered following testimony and answered questions of the Board:

EXHIBIT A-1 – lot size analysis

A-2 – pictures of neighboring properties showing one and two family homes – majority being two-family homes.

- This application provides appropriate development
- Promotes new housing stock
- Of the 50 or so surrounding properties approximately half are 2 family homes
- The Master Plan encourages development and diversity of housing

Mr. McClean PP of McDonough Associates stated the following:

- The 0.58 side yard of existing home creates a hardship
- Homes to the north of property are on 75' lots & homes to the south are on 50' lots
- Suggests that if this is approved that the applicant create a 3' easement along driveway

Hearing no more testimony, meeting was opened to the Public – seeing none
Public portion closed

Mr. Evans Esq. offered the following in his summation to the Board:

- Two family homes are permitted in R-3 zone
- Variances are required
- 75% of homes in the area are on undersized lots
- New dwelling is beneficial to the tax base
- An easement will be granted as suggested for the closeness of property line to existing house
- Offers that there is no reason to not grant variances and approve this application

After discussion amongst the Board Members, Commissioner Isselin made a motion to deny this application as lot size is not appropriate for a two family home and was seconded by Commissioner Visioli. **DENIED 9-0**

Conversation was had to build a single family home on this property and was suggested to applicant to come back with that plan.

Town of Dover - Mayor & Town Council Resolution No. 97-2024 – Resolution of the Mayor and Council of the Town of Dover, County of Morris, directing the Town Planning Board to conduct

a preliminary investigation to determine whether certain property in the Town is a non-condemnation area in need of redevelopment.

Mr. McClean PP asked for a two minute recess

9:23PM – 5 minute RECESS

9:30PM roll call –

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

ABSENT: none

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

After discussion amongst Board Members and Professionals, the Board directed the Planner to conduct the investigation requested by Mayor and Board.

OLD BUSINESS –Ms. Bross asked that the Financial Disclosure Statements be filed.

NEW BUSINESS – none

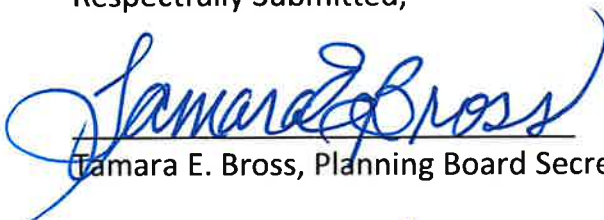
BOARD MEMBER DISCUSSION – none

PUBLIC DISCUSSION –none

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

Meeting adjourned 9:43PM

Respectfully Submitted,


Tamara E. Bross, Planning Board Secretary

Date approved 5/20/2024