

# 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)  
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## MINUTES MAY 30, 2024

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

**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 and Glenn Kienz Esq. Board Attorney

**PLEDGE OF ALLEGIANCE** was recited by all.

**ADEQUATE NOTICE OF MEETING** was read by Ms. Bross. *“This meeting is being held in accordance with the Open Public meetings Act, also known as the Sunshine Law, N.J.S.A. 10:4-6. Notice of this meeting schedule change from May 16<sup>th</sup> to May 30<sup>th</sup> was sent to the Citizen, the Star Ledger and the Daily Record and published in the Daily Record on May 15<sup>th</sup> 2024. This notice was also posted on the municipal bulletin board in Town Hall, on the Town of Dover website and submitted to the Town Clerk. 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 April 18, 2024 minutes as written with a second by Council Member Santana. **Approved 9-0.**

**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***

Commissioner Garland made a motion to approve resolution as written with a second by Commissioner Visioli. **APPROVED 9-0** by those that were present at that meeting.

**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**

Council Member Santana made a motion to approve resolution as written with a second by Commissioner Visioli. **APPROVED 9-0** by those that were present at that meeting.

**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**

Vice Chairman Miller made a motion to approve resolution as written with a second by Council Member Santana. **APPROVED 8-0** by those that were present at that meeting.

#### **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.

Rebecca Maiorello Esq. of Connell Foley appeared for the Applicant and offered to the Board the following:

- The meeting was noticed for tonight
- Applicant's team is working on flood issues and conditions of approval
- Respectfully requested to carry notice until the next meeting on June 20<sup>th</sup>

Chairman Rivera opened meeting to the Public – seeing none

A motion was made by Vice Chairman Miller to carry this application without further notice until June 20<sup>th</sup> and was seconded by Commissioner German.

All in favor vote was taken – 9 ayes 0 nays

OLD BUSINESS – none

NEW BUSINESS – none

BOARD MEMBER DISCUSSION – Mr. Kienz explained the preliminary resolution in package

PUBLIC DISCUSSION –none

Motion to adjourn was made by Commissioner Isselin and seconded by Commissioner German

All members were in favor 9-0

Meeting adjourned 7:45PM

Respectfully Submitted,

  
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Tamara E. Bross, Planning Board Secretary

Date approved June 20, 2024