

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, NJ 07801
Office Location
100 Princeton Avenue
Water Works Park

- James P. Dodd - Mayor
- Rueban Gilgorri – Mayor Designee
- AB Santana – Council Member
- Edward Correa- Alternate I
- Alternate II
- Tamara E. Bross - Board Secretary
- Stephen Hoyt – Board Engineer
- Glenn C. Kienz - Board Attorney

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

AGENDA

REGULAR MEETING

APRIL 18, 2024 @ 7:30PM

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – February 15, 2024

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.

CASES –

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.

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.

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.

EWSP24-01 Pema Products Corp.; Block 2204 Lot 4.01; also known as **58 Harding Ave.** located in the IND (Industrial) zone. Applicant sought approval for change of permitted use. Previously a generator repair shop - proposed use is a meat, produce & grocery distributor.

APPROVED 4/9/2024

OLD BUSINESS-

NEW BUSINESS - Appointment of Board Planner - John McDonough PP
Welcome Ruben Gilgorri as new member and Mayor Designee

BOARD MEMBER DISCUSSION –

PUBLIC DISCUSSION – 5-minute time limit to discuss anything other than agenda items

ADJOURNMENT

The next scheduled Planning Board meeting is May 16th, 2024 @ 7:30pm.