

Town of Dover Board of Adjustment

- Michael Scarneo - Chairman
- Joseph Corsetto
- Charles Franco
- Cephas Bowles
- LuAnn Mizzoni
- Robin Kline

COUNTY OF MORRIS
37 NORTH SUSSEX STREET
P.O. BOX 798
DOVER, NEW JERSEY 07802-0798

- William Cook - Vice-Chairman
- Walt Michalski (Alternate I)
- Carlos Matias (Alternate II)
- Kurt Senesky - Board Attorney
- Michael Hantson - Town Engineer/Planner
- Regina Nee - Clerk/Secretary

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REGULAR MEETING OF THE BOARD OF ADJUSTMENT AUGUST 11, 2004

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

APPEAL TIME

APPROVAL OF MINUTES: June 9, 2004 – Regular Meeting
July 14, 2004 – Regular Meeting

RESOLUTIONS

01-04- Manuel & Luz Maria Gonzalez; Block 1211, Lot 3, also known as 45-47 East Blackwell Street located in the C-1 Zone. The application is a Use Variance and Minor Site Plan for the operation of rooming or boarding house with 12 single room occupancy units on the second floor, and any other variances and waivers that may be required. **Use Variance Denied.**

04-04- Town Square Industrial Center LLC; Block 603, Lot 1, also known as 22-40 Richboynton Road located in the IND Zone. The application is a Use Variance and Minor Site Plan approval for retail sales of damaged goods in the Industrial Zone, and any variances and waivers that may be required. **Approved with Conditions.**

06-04- Dover Plaza, Inc. and R&L Parking Company, LLC; Block 1318, Lots 1 & 6, also known as 150 and 212-216 East McFarlan Street located in the C-2 and R-3A Zone. The application is a Preliminary and Final Major Site Plan and Use Variance to construct a 1,584 SF addition to an existing retail center with associated parking and other site improvements, with side yard setback, parking setback, bulk requirements, and any variances and waivers that may be required. **Use Variance Approved with conditions pending Site Plan Approval.**

07-04- Fausto Ricart; Block 2105, Lot 17, also known as 163 Oram Drive located in the R-2 Zone. The application is a setback variance for an above ground pool and deck, and any variances and waivers that may be required. **Partial Approval with conditions.**

08-04- Ivan and Carmen Monaco; Block 1102, Lot 32, also known as 52 Grant Street located in the R-2 Zone. The application is a building coverage variance for a two (2) story rear addition, and any variances and waivers that may be required. **Approved with conditions.**

09-04- Albert W. Ferrante; Block 408, Lot 3, also known as 25 Reservoir Ave. located in the R-1 Zone. The application is a Use Variance to construct two (2) bathrooms and a family room/hobby room with associated heating and plumbing within an accessory structure, and any variances and waivers that may be required. **Approved with conditions.**

CASES

10-04- 5th Street Club, LLC; Block 603, Lots 2 & 3, also known as 42 – 60 Richboynton Road located in the IND Zone. The application is a Use Variance and Minor Site Plan approval to convert an existing warehouse space for use as a social club, and any variances and waivers that may be required. **New Application.**

11-04- Leifken-Dover Realty Co., LLC; Block 1902, Lots 25, 26, 27 & 28, also known as 218 E. Blackwell Street located in the C-1 Zone. The application is a Use Variance and Preliminary and Final Major Site Plan to construct a 6,265 SF eight bay motor vehicle body repair addition, a 1,500 SF office addition, a 4,500 SF eight storage space addition and a 3,200 SF retail building with associated site improvements and demolition as a phased project, and any variances and waivers that may be required. **New Application.**

06-04- Dover Plaza, Inc. and R&L Parking Company, LLC; Block 1318, Lots 1 & 6, also known as 150 and 212-216 East McFarlan Street located in the C-2 and R-3A Zone. The application is a Preliminary and Final Major Site Plan and Use Variance to construct a 1,584 SF addition to an existing retail center with associated parking and other site improvements, with side yard setback, parking setback, bulk requirements, and any variances and waivers that may be required. **Use Variance Approved; Site Plan carried to the September 8, 2004 meeting.**

08-04- Ivan and Carmen Monaco; Block 1102, Lot 32, also known as 52 Grant Street located in the R-2 Zone. The application is a building coverage variance for a two (2) story rear addition, and any variances and waivers that may be required. **Variance Approved; Architectural Plans to be reviewed at September 8, 2004 meeting.**

OLD BUSINESS

NEW BUSINESS

DATES: Next meeting is on September 8, 2004 – 7:30 PM

ADJOURNMENT

**IF ANY MEMBER CANNOT ATTEND MEETING PLEASE CALL CLERK AT
366-2200 Ext. 115 AT LEAST 24 HOURS IN ADVANCE.**