

# *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 SEPTEMBER 8, 2004**

### **CALL TO ORDER**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

### **ADEQUATE NOTICE OF MEETING**

### **APPEAL TIME**

**APPROVAL OF MINUTES:** August 11, 2004 – Regular Meeting

### **RESOLUTIONS**

**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.**

**10-04**- 5<sup>th</sup> 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. **Approved with conditions.**

### **CASES**

**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.**

**Dover Board of Adjustment**

**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 were to be reviewed at September 8, 2004 meeting. No new plans submitted as of 9/2/04.**

**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. **Continued; carried from August 11, 2004 meeting. No new plans submitted as of 9/2/04**

**12-04-** Cheryl D. Young; Block 2316, Lot 2, also known as 10-12 N. Salem Street located in the IND Zone. The application is a Use Variance and Waiver of Site Plan to convert one side of an existing two (2) family dwelling for use as a Beauty Salon, and any variances and waivers that may be required. **New Application.**

**13-04-** East Dragon Karate Academy; Block 1206, Lot 16, also known as 58-60 Bassett Hwy located in the C-1 Zone. The application is a Use Variance and Waiver of Site Plan to convert a vacant space that was formerly a Gym to a Karate School, and any variances and waivers that may be required. **New Application**

**OLD BUSINESS**

**NEW BUSINESS**

Discussion of Meeting Minute preparation

**DATES:** Next meeting is on October 13, 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.**