

# *Town of Dover Board of Adjustment*

- ↘ Michael Scarneo - Chairman
- ↘ Charles Franco - Vice-Chairman
- ↘ Cephas Bowles
- ↘ Robin Kline
- ↘ Joseph Corsetto
- ↘ William Cook

COUNTY OF MORRIS  
37 NORTH SUSSEX STREET  
DOVER, NEW JERSEY 07801

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- ↘ Patrick Donaghy
- ↘ Steve Wagoner (Alternate I)
- ↘ John R. Frister (Alternate II)
- ↘ Kurt Senesky - Board Attorney
- ↘ Michael Hantson - Town Engineer/Planner
- ↘ Regina Nee - Clerk/Secretary

## **REGULAR MEETING OF THE BOARD OF ADJUSTMENT**

**APRIL 12, 2006**

### **CALL TO ORDER**

Chairman Scarneo called the meeting to order at 7:38PM.

### **ROLL CALL:**

**PRESENT:** Commissioner Bowles, Cook, Kline, Donaghy, Alternate Wagoner, Alternate Frister, Vice-Chairman Franco (Arrived at 7:51PM) and Chairman Scarneo

**ABSENT:** Commissioner Corsetto

**ALSO PRESENT:** Board Attorney Kurt Senesky and Town Engineer and Planner Michael Hantson.

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

**ADEQUATE NOTICE OF MEETING** was read by Clerk/Secretary Nee

**APPEAL TIME** was read by Clerk/Secretary Nee

### **APPROVAL OF MINUTES:**

A motion to approve the minutes of the March 8, 2006 meeting was made by Commissioner Cook, seconded by Commissioner Wagoner and followed with a Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Bowles, Cook, Kline, Donaghy, Wagoner, Frister, Chairman Scarneo

Nays: None

A motion to approve the minutes for the special meeting on March 9, 2006 was made by Commissioner Donaghy, seconded by Commissioner Cook and followed with a Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Cook, Kline, Donaghy, Frister, Chairman Scarneo

Nays: None

## RESOLUTIONS

**04-05-** Regency Grande Nursing and Rehabilitation Center; Block 1311, Lot 7, also known as 65 North Sussex St. in the C-3 Zone. The application is a Use Variance, Minor Site Plan and Miscellaneous Bulk Variances for the construction of an entrance canopy, building sign, planting bed and drainage improvements, and any other variances and waivers that may be required.

Attorney Senesky will have the resolution ready for April 13, 2006.

**09-05-** Lian Dong, LLC; Block 1208, Lot 10, also known as 5-7 E. Blackwell St. in the C-1 Zone. The application is an interpretation of the zoning ordinance as whether a proposed community service/political action tenancy is a permitted use in the zone.

A motion to approve the Resolution was made by Commissioner Cook, seconded by Commissioner Wagoner and followed with a Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Bowles, Cook, Donaghy, Wagoner, Vice-Chairman Scarneo  
Nays: None

Note: The applicant has since withdrawn their application.

## CASES

**01-06-** Brian Shaw; Block 1221, Lot 1, also known as 66 West Blackwell St. in the C-1 Zone. The application is a Use Variance and Minor Site Plan approval for a change in use from Retail Furniture Sales to a proposed Recreational Gaming business, and any other variances and waivers that may be required.

The applicant asked to be carried to the May 10, 2006 meeting. They have previously been carried; this is the last time to be carried without re-notice.

A motion to carry the application was made by Commissioner Cook, seconded by Commissioner Bowles and followed with a Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Bowles, Cook, Kline, Donaghy, Wagoner, Frister, and Chairman Scarneo  
Nays: None

**02-06-** Gilbert Quiros; Block 1702, Lot 30.02, also known as 8 Sixth St. in the R-2 Zone. The application is a variance to construct a roof structure over a deck with insufficient rear yard setback and excessive lot coverage, and any other variances and waivers that may be required.

The applicant did not notice on time; therefore he asked to be carried to the May 10, 2006 meeting

A motion to carry the application was made by Commissioner Cook, seconded by Commissioner Bowles and followed with a Roll Call vote.

**ROLL CALL:** Ayes: Commissioner Bowles, Cook, Kline Donaghy, Wagoner, Frister, and Chairman Scarneo  
Nays: None

**OLD BUSINESS:** Review of draft of Board of Adjustment Rules/By-Laws

Attorney Senesky gave the Board an update, will incorporate Mr. Hantson's comments and adopt them next regular meeting.

**NEW BUSINESS:** Chairman Scarneo inquired about the training courses that members are to take. He was advised that specifics are not yet available. The Board also discussed various town fees, sewer hook-ups, and the town sewer and water systems.

**DATES:** The next meeting will be held Thursday, April 13, 2006 at 7:30PM.  
The next regular meeting is scheduled for May 10, 2006 at 7:30PM.

Vice-Chairman Franco was not sure of his attendance at the April 13, 2006 meeting. Commissioner Kline was happy to see that Pelaggi has started their site plan work.

**ADJOURNMENT:** A motion to adjourn was made by Commissioner Cook, seconded by Commissioner Frister with all in favor at 8:15 P.M.

**IF ANY MEMBER CANNOT ATTEND THE MEETING, PLEASE  
CALLCLERK/SECRETARY NEE AT 366-2200 Ext. 115.**

Respectfully submitted,



Regina Nee  
Clerk/Secretary  
Board of Adjustment