

Town of Dover Board of Adjustment

- ☐ William Cook - Chairman
- ☐ Charles Franco - Vice-Chairman
- ☐ Cephas Bowles
- ☐ William Bisset
- ☐ Patrick Donaghy
- ☐ Michael Scarneo

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

Telephone: 973-366-2200 (Ext. 115)
Fax: 973-366-0039

- ☐ John R. Frister
- ☐ William Hann (Alternate I)
- ☐ Joan Bocchino (Alternate II)
- ☐ Kurt Senesky - Board Attorney
- ☐ Michael Hantson - Town Engineer/Planner
- ☐ Regina Nee - Clerk/Secretary

REGULAR MEETING OF THE BOARD OF ADJUSTMENT

APRIL 9, 2008

CALL TO ORDER

Chairman Cook called the meeting to order at 7:30 PM.

ROLL CALL:

PRESENT: Commissioner Scarneo, Frister, Donaghy, Alternate Hann, Alternate Bocchino, Vice-Chairman Franco, Chairman Cook

ABSENT: Commissioner Bowles, Bisset

ALSO PRESENT: Board Attorney Kurt Senesky

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 meeting minutes of February 13, 2008 was made by Commissioner Donaghy, seconded by Commissioner Bocchino and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Frister, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook

Nays: None

A motion to approve the meeting minutes of March 12, 2008 was made by Commissioner Scarneo, seconded by Vice Chairman Franco and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook

Nays: None

RESOLUTIONS:

09-07- Alba Neggia; Block 1318, Lot 9, also known as 26 E. McFarlan Street located in the C-2 Zone. The application is an Appeal of the Decision of the Administrative Officer, or in the

alternative, a Use Variance and Bulk Variances to permit a Used Car Sales business and the reconstruction of the principal structure, and any other variances and waivers that may be required. **Denied without prejudice.**

A motion to deny without prejudice was made by Commissioner Donaghy, seconded by Commissioner Bocchino and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook
Nays: None

02-08- Dover Properties, LLC; Block 2303, Lot 18, also known as 341 U.S. Highway 46 located in the C-2 Zone. The application is a Use Variance, Minor Site Plan and Sign Variance for the change of use from a Motor Vehicle Repair Garage to a Convenience Store with a Motor Vehicle Service Station, and any other variances and waivers that may be required. **Approved with conditions.**

Cones still in road with pumps closed.

A motion to approve with conditions was made by Commissioner Hann, seconded by Commissioner Donaghy and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook
Nays: None

05-08- EL Investments, LLC; Block 1208, Lot 8, also known as 13 East Blackwell Street located in the C-1 Zone. The application is for a Use Variance and Waiver of Site Plan approval to change the use of the 3rd and 4th floor from a Music Studio to a dwelling unit, and any other variances and waivers that may be required. **Approved with conditions.**

A motion to approve with conditions was made by Commissioner Donaghy, seconded by Commissioner Scarneo and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook
Nays: None

CASES:

04-08- Danny Grafals; Block 1315, Lot 7, also known as 55 Passaic Street located in the R-3A Zone. The application is for Side Yard, Lot Width, Lot Area and Building Coverage Variances for the construction of a second story addition and attic, for the addition of three (3) bedrooms and a bathroom, and any other variances and waivers that may be required. **Carried from March 12, 2008 to be carried to May 14, 2008 with no new notice.**

A motion to carry to May 14, 2008 with no further notice required was made by Commissioner Frister, seconded by Commissioner Hann and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Frister, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook

Nays: None

05-08- EL Investments, LLC; Block 1208, Lot 8, also known as 13 East Blackwell Street located in the C-1 Zone. The application is for a Use Variance and Waiver of Site Plan approval to change the use of the 3rd and 4th floor from a Music Studio to a dwelling unit, and any other variances and waivers that may be required. **Site plan portion only.**

A motion to carry to May 14, 2008 with no new notice required was made by Commissioner Scarneo, seconded by Commissioner Bocchino and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Frister, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook

Nays: None

03-08- Secaucus Realty, Inc.; Block 1308, Lot 7, also known as 59 East McFarlan Street located in the C-2 Zone. The application is for a Use Variance, Bulk Variances and Preliminary & Final Major Site Plan approval for the construction of a new convenience store, parking area and other site features, and any other variances and waivers that may be required. **New Application.**

A motion to carry to May 14, 2008 with no new notice required was made by Commissioner Franco, seconded by Commissioner Frister and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Frister, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook

Nays: None

OLD BUSINESS:

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.

A motion to approve resolution to extend variance for an additional year was made by Commissioner Scarneo, seconded by Commissioner Frister and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Frister, Donaghy, Hann, Bocchino, Vice-Chairman Franco, Chairman Cook

Nays: None

Variance Denville Sales – Check rear of property for outstanding site plan improvements.
Joan Bocchino – Walgreens Building sign – she disapproves – check resolution.

NEW BUSINESS: None

Open to the public: None

Closed to the public

The next scheduled meeting will be held on Wednesday, May 14, 2008 at 7:30 pm.

ADJOURNMENT: A motion to adjourn with all in favor, at 7:53 P.M.

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

Respectfully submitted,

A handwritten signature in black ink that reads "Regina Nee". The signature is written in a cursive style with a large initial 'R' and a long, sweeping tail.

Regina Nee
Clerk/Secretary
Board of Adjustment