

# *Town of Dover Board of Adjustment*

- ☐ William Cook –Chairman
- ☐ Charles Franco-Vice Chair
- ☐ Michael Scarneo
- ☐ William Bisset
- ☐ Cephias Bowles
- ☐ Patrick Donaghy

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

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

## **MEETING MINUTES OF THE BOARD OF ADJUSTMENT**

**January 13, 2010**

**CALL TO ORDER:** Chairman Cook called the meeting to order at 7:27 PM.

### **ROLL CALL:**

**PRESENT:** Commissioner Bowles, Scarneo, Donaghy, Frister, Bisset, Alter. Hann, Alter. Toohey, Vice-Chairman Franco, Chairman Cook

**ABSENT:** None

**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 regular meeting minutes of October 14, 2009 was made by Commissioner Bowles, and second by Commissioner Scarneo, and followed with a Roll Call vote.

**Ayes:** Commissioner Bowles, Frister, Bisset, Hann, Scarneo, Chairman Cook

**Nays:** None

Motion Approved.

A motion to approve the regular meeting minutes of December 9, 2009 was made by Commissioner Donaghy, and second by Commissioner Scarneo, and followed with a Roll Call vote.

**Ayes:** Commissioner Bowles, Scarneo, Donaghy, Frister, Bisset, Hann, Vice-Chairman Franco, Chairman Cook

**Nays:** None

Motion Approved.

## RESOLUTIONS:

**07-09 Raymond Timpani Block 1416, Lot 2**, also known as 13 Searing Street & A located in the R-3 Zone. The application is a Use Variance and Waiver of Site Plan for the conversion of a first floor retail space to two (2) dwelling units on a property with insufficient lot size, insufficient lot width and insufficient parking, and any other variances and waivers that may be required.

A motion to approve the resolution was made by Commissioner Bisset, and second by Vice-Chairman Franco, and followed with a Roll Call vote.

**Ayes:** Commissioner Bowles, Donaghy, Bisset, Vice Chairman Franco, Chairman Cook

**Nays:** None

Motion Approved.

## CASES:

**08-09 –Secaucus Realty, Inc.**, Block 1308, Lot 7, also known as 59 E. Mc Farlan St. located in the C-2 Zone. The application is for a Use Variance, Bulk Variances and Preliminary & Final Major Site Plan to reconstruct a motor vehicle repair garage to a motor vehicle service station & convenience store, and any other variances and waivers that may be required. **Application still Incomplete.**

**10-09- JP Morgan Chase Bank, N.A.** Block 1312, Lot(s), also known as 1 E Clinton Street located in the C-3 Zone. The application is a Use Variance and Minor Site Plan approval to construct a drive-up lane and ATM machine at an existing Chase Bank facility with associated site improvements, and any other variances and waivers that may be required. **New Application.**

Jennifer Smith Esq. is an Attorney with Gibbons PC of Newark, goes over the application.

Louis A. Tedesco is a Professional Civil Engineer prepared a site plan for the Applicant, and goes over the application.

*Exhibit A-1 CD showing signs*

*Exhibit A-2 Hard Copy showing signs*

**Open to the public: None**

**Closed to the Public**

Mike Hantson said he will assist the applicant in obtaining a D.O.T. permit to reconfigure the depressed curb.

*Exhibit marked-T1-is site photos Michael Hantson took and he was asked by the attorney to print out hard copies of the photos.*

Mike Hantson also stated the Town Recycling Coordinator William Isselin would like to see where a dumpster for garbage and recycling will be placed.

Kurt Senesky swore in Gregory Garden who is the Regional ATM Distribution Manager for the applicant.

**Open to the public: None**

**Closed to the Public**

Kurt Senesky swore in Paul Phillips holds a Master Degree in Planning and is a Licensed Professional Planner, and goes over the application.

**Open to the public: None**  
**Closed to the Public**

At this time a short recess was taken. 8:46 PM

**Chairman Cook called the meeting back to order at 9:00PM.**

**ROLL CALL:**

**PRESENT:** Commissioner Bowles, Scarneo, Donaghy, Frister, Bisset, Hann, Toohey, Vice-Chairman Franco, Chairman Cook

**ABSENT:** None

Attorney Jennifer Smith asked that the application to be carried to the February 10, meeting.

A motion to carry the application to the February 10, 2010 with no further notice needed, and would be the first case heard was made by Vice-Chairman Franco, and second by Commissioner Bowles, and followed with a Roll Call vote.

**Ayes:** Commissioner Bowles, Scarneo, Donaghy, Frister, Bisset, Hann, Toohey, Vice Chairman Franco, Chairman Cook

**Nays:** None

Motion approved.

**OLD BUSINESS:** Badges

**NEW BUSINESS:** Mike Hantson gave a brief review of the New Downtown Zoning Ordinance that was passed by the Governing Body.

**THE NEXT REGULAR SCHEDULED MEETING IS 7:00 PM FEBRUARY 10, 2010.**

A motion to adjourn was made by Commissioner Scarneo, with all in favor, at 9:10 P.M.

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

Respectfully submitted,



Regina Nee  
Clerk/Secretary  
Board of Adjustment