

Town of Dover Board of Adjustment

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

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

Telephone: 973-366-2200 (Ext. 115)
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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 March 10, 2010

CALL TO ORDER: Chairman Cook called the meeting to order at 7:09 PM.

ROLL CALL:

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

ABSENT: Commissioner Frister

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 reorganization meeting minutes of January 13, 2010 was made by Commissioner Donaghy, and second by Commissioner Scarneo, and followed with a Roll Call vote.

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

Nays: None

Motion Approved.

A motion to approve the regular meeting minutes of January 13, 2010 was made by Commissioner Scarneo, and second by Commissioner Bisset, and followed with a Roll Call vote.

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

Nays: None

Motion Approved.

RESOLUTIONS: None

CASES:

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. **Application withdrawn (see Letter).**

02-10 –Vulcan Investments LLC, Block 2201, Lot 2, also known as 242 E. Blackwell St. located in the IND Zone. The application is for a Use Variance and Waiver of Site Plan for the conversion of an existing first floor office space to a two (2) bedroom dwelling Unit, and any other variances and waivers that may be required. **New Application.**

George Johnson representing the applicant goes over the application for the board. Matthew Wirths partner in Vulcan Investments was sworn in. No exterior work is needed except for the removal of wall signs. The property would contain 3 dwellings units in the main building and the cottage located in the rear of the property would still have one dwelling unit if the Board approves the application.

Open to the public: None

Closed to the public

The property would be cleaned. Code Enforcement would inspect the property before any CO being issued.

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

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

Nays: None

Motion Approved.

08-09 –Secaucus Realty, Inc., Block 1308, Lot 7, also known as 59 E. McFarlan 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. **Use Variance Portion Complete; Site Plan Remains Incomplete.**

George Johnson representing the applicant goes over the application. Karter Israni a Professional Engineer was sworn in, and goes over the application. The building will be converted to a small convenience store / snak bar approximately 552sq ft. All signs to be removed and applicant will submit applications for the new signage. An area is needed for the dumpster and recycling which will need to be reviewed by the recycling coordinator.

Open to the public: Mrs. Edna Hayes who resides at 10 Mount Hope Avenue is concerned with accidents entering and exiting the site, and concerned a dumpster will attract rodents to the area.

Closed to the public

A motion to carry the site plan portion of the application to the May 12, 2010 was made by Commissioner Scarneo, and second by Commissioner Bowles, and followed with a Roll Call vote.

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

Nays: None

Motion Approved.

OLD BUSINESS: None

NEW BUSINESS:

A motion to approve the one year extension of time for Albert Lasso 09-08 was made by Vice Chairman Franco, and second by Commissioner Bisset, and followed with a Roll Call vote.

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

Nays: None

Motion Approved.

A motion to approve the one year extension of time for the Regency Grande 04-05 was made by Commissioner Scarneo, and second by Vice Chairman Franco, and followed with a Roll Call vote.

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

Nays: None

Motion Approved.

Mr. Hantson recommended to the Board to take an action that the Town would not be responsible for publications of applicant's notices in the newspaper.

A motion to approve the recommendation of Mr. Hantson that the applicant be responsible for publications was made by Vice Chairman Franco, and second by Commissioner Scarneo, and followed with a Roll Call vote.

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

Nays: None

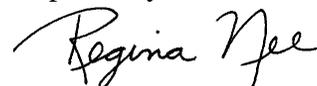
Motion Approved.

THE NEXT REGULAR SCHEDULED MEETING IS 7:00 PM April 14, 2010.

A motion to adjourn was made by Commissioner Scarneo, with all in favor, at 8:45 P.M.

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

Respectfully submitted,



Regina Nee
Clerk/Secretary

