

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

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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 APRIL 14, 2010

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

ROLL CALL:

PRESENT: Commissioner Bowles, Scarneo, Donaghy, Frister, Alter. Hann, Alter. Toohey, Chairman Cook

ABSENT: Commissioner Bisset, Vice Chairman Franco

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:

The Regular Meeting Minutes of March 10, 2010 will be ready for the next meeting of May 12, 2010.

RESOLUTIONS:

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. **Approved with conditions.**

A motion to approve the resolution was made by Commissioner Donaghy, and second by Commissioner Bowles, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Scarneo, Donaghy, Hann, Chairman Cook

Nays: None

Motion Approved.

EXTENSION OF TIME:

A motion to approve the extension of time for application 09-08 – Albert Lasso was made by Commissioner Hann, and second by Commissioner Bowles, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Scarneo, Donaghy, Hann, Toohey, Chairman Cook

Nays: None

Motion Approved.

A motion to approve the extension of time for application 04-05 – Regency Grande was made by Commissioner Franco, and second by Commissioner Bisset, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Scarneo, Donaghy, Hann, Toohey, Chairman Cook

Nays: None

Motion Approved.

CASES:

03-10 –Grecco Autobody, Inc., Block 2310, Lot 4, also known as 268 U.S. Highway 46 located in the C-2 Zone. The application is a variance and waiver of site plan to install an 8’ x 16’ wall sign on the east side elevation, and a 2’-6” x 6’ wall sign on the south side elevation, and any other variances and waivers that may be required. **Carry to May 12, 2010.**

A motion to carry application to the May 12, 2010 meeting with no further notice needed was made by Commissioner Scarneo, and second by Commissioner Hann, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Scarneo, Donaghy, Frister, Hann, Toohey, Chairman Cook

Nays: None

Motion Carried.

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. **Carried until May 12, 2010.**

01-10 –Calvary Chapel Morris Hills, Block 703, Lot 8, also known as 158 W. Clinton St. located in the IND Zone. The application is a Use Variance and Minor Site Plan approval to expand an existing church use, and any other variances and waivers that may be required. **New Application.**

George Johnson representing the applicant goes over the application.

Senior Pastor James Kevney was sworn in and goes over the application. The church was started 5 years ago. The existing space is approximately 5200 sq. ft. and would be adding 3800 sq. ft. Currently there is a bible study on Wednesday nights, a church service on Sunday morning, and a bible study with teenagers every other Sunday. The parking lot holds 107 parking spaces which the church can use on off hours. Currently the church has one full time, and one part time employee. The applicant is proposing to seat 204 with the new expansion.

Open to the public: None

Closed to the public

Gregory Ralph who works for Bazada Architects was sworn in and goes over the application, and plans.

Exhibit A-1 3 page Architectural Drawings prepared by Bazada Architects.

Open to the public: None

Closed to the public

Steven Smith from Jamen Engineering testifying as a planner goes over the application. The total sq. footage being proposed is 8,767.

A motion to approve the application with conditions, and the stipulation that the actual meeting area does not expand was made by Commissioner Scarneo, and second by Commissioner Bowles, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Scarneo, Donaghy, Frister, Hann, Toohey, Chairman Cook

Nays: None

Motion Approved with Conditions.

OLD BUSINESS: Badges

NEW BUSINESS: None

THE NEXT REGULAR SCHEDULED MEETING IS 7:00 PM May 12, 2010.

A motion to adjourn was made by Commissioner Scarneo, with all in favor, at 8:27 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