

# *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 MAY 12, 2010**

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

### **ROLL CALL:**

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

**ABSENT:** Commissioner Bisset, Alternate I Hann

**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 March 10, 2010 was made by Commissioner Scarneo, and second by Commissioner Donaghy, and followed with a Roll Call vote.

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

**Nays:** None

Motion Approved.

A motion to approve the regular meeting minutes of April 14, 2010 was made by Commissioner Scarneo, and second by Commissioner Donaghy, and followed with a Roll Call vote.

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

**Nays:** None

Motion Approved.

**RESOLUTIONS:**

**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. **Approved with conditions.**

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

**Ayes:** Commissioner Bowles, Scarneo, Donaghy, Frister, Toohey, Chairman Cook  
**Nays:** None

Motion Approved.

**EXTENSION OF TIME: None**

**CASES:**

**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.

George Johnson Attorney for the applicant goes over the application.

Board Secretary explained that on March 10, 2010 Commissioner Frister was not present, but Commissioner Toohey was.

Meghan Hunscher was sworn in, and goes over the application. For the past 10 years Ms. Hunscher has worked as a licensed Professional Planner.

Exhibits:

A-1 Ariel of site and surrounding area.

A-2 Ariel photo zoomed out.

A-3 Top Photos: 1 & 2 existing conditions of building.  
Bottom Left: BP Gas Station  
Bottom Right photos: Woroco Gas Station

**Open to the public:** None

**Closed to the public**

Commissioner Frister will listen to the March 12, 2010 Meeting minutes, AND Commissioner Bisset & Hann to listen to the May 12, 2010 meeting minutes in order to be able to vote on the application.

A motion to approve the use variance contingent on the total agreement of the site plan was made by Vice Chairman Franco, and second by Commissioner Bowles, and followed with a Roll Call vote.

**Ayes:** Commissioner Bowles, Scarneo, Donaghy, Toohey, Vice Chairman Franco, Chairman Cook  
**Nays:** None

Motion Approved.

A motion to carry site plan portion of the application to the August 11, 2010 meeting with no further notice required was made by Commissioner Scarneo, and second by Commissioner Bowles, and followed with a Roll Call vote.

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

**Nays:** None

Motion Approved.

**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. **Verbally Withdrawn; Letter sent May 11, 2010.**

**OLD BUSINESS:** None

**NEW BUSINESS:** Kurt Senesky explained updates on case laws.

**THE NEXT REGULAR SCHEDULED MEETING IS 7:00 PM JUNE 9, 2010.**

A motion to adjourn was made by Vice Chairman Franco, with all in favor, at 8:21 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