

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)
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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

SPECIAL MEETING OF THE BOARD OF ADJUSTMENT

JUNE 17, 2008

CALL TO ORDER

Chairman Cook called the meeting to order at 7:32 PM.

ROLL CALL:

PRESENT: Commissioner Bowles, Scarneo, Frister, Donaghy, Bisset, Alternate Hann, Alternate Bocchino, 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

CASES:

07-08- Highlands Real Estate Investment Group; Block 202, Lot 6, also known as 91 Park Heights Ave. located in the R-1 Zone. The application is for a Use Variance, Preliminary and Final Major Site Plan and Bulk Variances for the conversion of a factory/warehouse building to a 24 unit apartment building with associated site improvements, and any other variances and waivers that may be required. **New Application carried from June 11, 2008.**

Ralph J. Salerno attorney for the applicant.

Gregory Leo Managing editor of Highlands Real Estate Investment Group located at 91 park Hights Avenue whom resides at 101 Main Street, Sparta New Jersey was sworn in and goes over the application. The application will consist of one and two bedroom apartments. DEP approval was given a few months ago. The restoration will be as historically correct as possible.

Exhibit A-1 colored rendering of building with windows and end portion not being correct.

Open to the public:

Ellen Forbes – asked Mr. Leo if he was aware of all the environmental issues.

Mark Budig – asked if the quality of life would be affected with this project.

Closed to the public

J. Michael Petry was sworn in. Mr. Petry has a bachelor of architecture from New Jersey Institute of technology, Engineer and planner. Vice President of RCC Design in Paterson goes over the application.

Exhibit A-2 Colored version of Boundary and Topographic Survey. Designated as Block 202 Lot 6.

Exhibit A-3 CD (Plan) for Highlands Real Estate Investment Group.

Exhibit A-4 Colored Layout Sheet.

Applicant will provide 24 parking spaces above the flood elevation. A total of 53 parking spaces will be provided. All out buildings will be removed.

Exhibit A-5 Sheet 5 of 12 – Grading and Drainage Plan.

Exhibit A-6 Sheet 6 of 12 – Landscaping Plan.

Exhibit A-7 Sheet 6A – Lighting Plan.

DEP approved the letter of interpretation for the property on November 19, 2007. The stream encroachment and fresh water wetland permit was approved on November 15, 2007, and the Morris County Soil Conservation District certified the plan on April 23, 2008.

Mike Hantson Town Engineer and Planner explained the easement concerning the sewer lines. The Town no longer needs two sewer lines. An easement will be given to the Town of Dover for the remaining sewer line, which the applicant is willing to comply with.

Exhibit A-8 Alternate layout sheet.

Exhibit A-9 Modified drainage layout.

Ralph J. Salerno attorney submitted additional exhibits.

Exhibit A-10 Morris County Soil Conservation Approval

Exhibit A-11 Letter of Interpretation from DEP

Exhibit A-12 Stream Encroachment and Wetland Permit

Highland Real Estate will need five affordable housing units to be determined at an earlier date.

Mr. Frister expressed his concerns on the number of parking spaces for renters and visitors.

Mike Hantson explained to the Board the existing lighting in the premises.

Open to the public:

Jerry Davenport expressed his concerns on flooding on his property caused by the parking spaces.

William Dyer who resides Bonnie View Drive was concerned on diversionary wall in the area. The applicant is subject DEP restrictions.

Sean McConald who resides at 4 Bonnie View Drive explains why the diversionary wall was installed.

Valentino Castaldi who resides 46 Park Heights Avenue is concerned with cars parking in the street.

Jerry Davenport asked if signage will be put to minimize people from entering a one way street.
Mark Dubig asked if the parking and road would be sufficient for emergency vehicles.
Mr. Cook asked the Board if they had landscaping questions. Fencing should be installed in certain areas of the property to shield the lighting from cars.
Jerry Davenport is concerned about having a low maintenance fence.
Ellen Forbes asked what type of paving would be used, and if DEP was ok with blacktop.
Mark Dubig is concerned with recycling and trash enclosure.

Closed to the public

OLD BUSINESS: None

NEW BUSINESS: None

The next scheduled meeting will be held on Wednesday, July 9, 2008 at 7:30 pm.

ADJOURNMENT: A motion to adjourn was made by Commissioner Scarneo, seconded by Commissioner Bocchino with all in favor, at 10:41 P.M.

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

Respectfully submitted,



Regina Nee
Clerk/Secretary
Board of Adjustment