

# *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

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## **REGULAR MEETING OF THE BOARD OF ADJUSTMENT**

**MAY 14, 2008**

### **CALL TO ORDER**

Vice-Chairman Franco called the meeting to order at 7:42 PM.

### **ROLL CALL:**

**PRESENT:** Commissioner Bowles, Scarneo, Frister, Donaghy, Bisset, Alternate Hann, Alternate Bocchino, Vice-Chairman Franco

**ABSENT:** Chairman Cook

**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 meeting minutes of April 9, 2008 was made by Commissioner Scarneo, seconded by Commissioner Donaghy, and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Frister, Donaghy, Hann, Bocchino, Vice-Chairman Franco

Nays: None

### **RESOLUTIONS: None**

### **CASES:**

**03-08-** Secaucus Realty, Inc.; Block 1308, Lot 7, also known as 59 East McFarlan Street located in the C-2 Zone. The application is for a Use Variance, Bulk Variances and Preliminary & Final Major Site Plan approval for the construction of a new convenience store, parking area and other site features, and any other variances and waivers that may be required. **Carried from April 9, 2008.**

George Johnson attorney for the applicant Secaucus Realty, Inc. asked the Board to carry the application.

A motion to carry to July 9, 2008 with new notice required was made by Commissioner Scarneo, seconded by Commissioner Bisset and followed with a Roll Call vote.

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

Nays: None

**06-08-** Edward Bartek; Block 606, Lot 9, also known as 122 W. Clinton Street located in the R-3 Zone. The application is an appeal of the decision of the Zoning Officer regarding the use of the property as a two-family residence and rooming house. **New Application.**

Vice Chairman Franco read a letter we received from Attorney Seth Levine asking to carry the application to the June 11, 2008 meeting, due to illness.

To be carried to June 11, 2008.

**04-08-** Danny Grafals; Block 1315, Lot 7, also known as 55 Passaic Street located in the R-3A Zone. The application is for Side Yard, Lot Width, Lot Area and Building Coverage Variances for the construction of a second story addition and attic, for the addition of three (3) bedrooms and a bathroom, and any other variances and waivers that may be required. **Carried from March 12, 2008.**

Michael Hantson goes over the application. Application is for side yard variance of 3.8 feet.

Craig Erezuma is a licensed Architect for the applicant. Mr. Erezuma reviews the changes to the application. The existing floor plan has two bedrooms, and one bathroom. The addition will consist of two new bedrooms, bringing the total of bedrooms to four, and no additional bathrooms.

Bedroom occupancy should be 5 people not 6.

**Open to the public: None**

**Closed to the public**

A motion to approve application was made by Commissioner Scarneo, seconded by Commissioner Bisset and followed with a Roll Call vote.

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

Nays: None

**05-08-** EL Investments, LLC; Block 1208, Lot 8, also known as 13 East Blackwell Street located in the C-1 Zone. The application is for a Use Variance and Waiver of Site Plan approval to change the use of the 3<sup>rd</sup> and 4<sup>th</sup> floor from a Music Studio to a dwelling unit, and any other variances and waivers that may be required. **Site plan portion only.**

George Johnson is the attorney for the applicant. Elvin Lorenzo is the owner of the building.

Applicant received approval from the Historic Preservation on April 28, 2008 for the construction of the fire escape.

After a discussion of the site, the Board decided they would like to see a site plan, and have the applicant add Dover Business College to the application. They will have to re-notice everyone within 200 feet, and request an updated list. This application is carried until July 9, 2008.

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

A motion to carry to July 9, 2008 was made by Commissioner Scarneo, seconded by Commissioner Bissett and followed with a Roll Call vote.

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

Nays: None

**OLD BUSINESS: None**

**NEW BUSINESS: None**

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

The next scheduled meeting will be held on Wednesday, June 11, 2008 at 7:30 pm.

**ADJOURNMENT:** A motion to adjourn with all in favor, at 8:35 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