

*Town of Dover Board of Adjustment*

- p William Cook -Chairman
- p Michael Scarneo—Vice Chair
- p Charles Franco
- p William Bisset
- p Cephas Bowles
- p Patrick Donaghy

COUNTY OF MORRIS  
 37 NORTH SUSSEX STREET  
 DOVER, NEW JERSEY 07801  
 Telephone: 973-366-2200 (Ext. 115)  
 Fax: 973-366-0039

- p John R. Frister
- p William Hann (Alternate I)
- p Joan Bocchino (Alternate II)
- p Kurt Senesky - Board Attorney
- p Michael Hantson - Town Engineer/Planner
- p Regina Nee - Clerk/Secretary

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**MEETING MINUTES OF  
 THE BOARD OF ADJUSTMENT**

**JULY 8, 2009**

**CALL TO ORDER**

Chairman Cook called the meeting to order at 7:15 PM.

**ROLL CALL:**

**PRESENT:** Commissioner Franco, Donaghy, Frister, Bisset, Hann, Vice Chairman Scarneo, Chairman Cook

**ABSENT:** Commissioner Bowles, Commissioner Bocchino

**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 June 10, 2009 was made by Commissioner Frister, and second by Commissioner Donaghy, and followed with a Roll Call vote.

Ayes: Commissioner Donaghy, Frister, Hann, Vice Chairman Scarneo, Chairman Cook  
 Nays: None

**RESOLUTIONS: None**

**CASES:**

**02-09**- Axel’s Express Limo, LLC; Block 1329, Lot 7, also known as 20 N. Bergen Street located in the R-3A Zone. The application is a Use Variance and Waiver of Site Plan for the addition of a Taxi and Limousine Service Business to the existing Motor Vehicle Repair Garage use, and any other variances and waivers that may be required. **Application first heard on February 11, 2009, then carried to May 13, 2009, the carried to June 10, 2009, and subsequently to this meeting.**

George Johnson Attorney for the applicant was present.

Steve Smith Engineer and Planner with Jamen Engineering was sworn in and goes over the application and site plan. No auto repair work will be permitted on the exterior of the property. The site would have 21 parking spaces including the handicap space. The business presently has 31 cars and licenses. The auto repair business needs 8 off street parking spaces. The property will have 20 parking spaces available.

Axel Acevedo stated he owns 31 vehicles in addition to 4 in the auto repair shop totaling 35 cars. 13 to 14 drivers live in the Town of Dover, and some drivers live in other towns such as Netcong, and Sparta.

**Open to the Public:** None  
**Closed to the Public**

A motion to approve the application with conditions was made by Commissioner Franco limiting the number of vehicles to be licensed to Axel's to be 32, and keep the repair shop to be run by Axels' and not have separate tenancies. A copy of the approved resolution will be given to The Town Clerk. The resolution should also contain type wording outlining one tenancy for both business, and any notes and conditions prior discussed, and second by Commissioner Bisset, and followed with a Roll Call vote.

Ayes: Commissioner Franco, Donaghy, Frister, Bisset, Hann, Chairman Cook  
Nays: Vice Chairman Scarneo

**At this time a short break was requested.**

Chairman Cook called the meeting back to order at 9:12 PM.

**PRESENT:** Commissioner Franco, Donaghy, Frister, Bisset, Hann, Vice Chairman Scarneo, Chairman Cook

**ABSENT:** Commissioner Bowles, Commissioner Bocchino

**ALSO PRESENT:** Board Attorney Kurt Senesky, and Town Engineer and Planner Michael Hantson

**04-09-** Hector Grau; Block 2032, Lot 1.03, also known as 12 Beech Street located in the R-3 Zone. The application is a Variance for excess building coverage that will result from the construction of a proposed two car detached garage, and any other variances and waivers that may be required. **New Application.**

George Johnson Attorney for the applicant goes over the application.

Hector Grau the applicant and owner of the property, has been sworn and goes over the application. The property presently has five vehicles in the family. Homeowner wants to build a single story 22 x 22 two car garage. Garage will increase building coverage to 32% where 25% is the maximum allowed. The interior of the garage will be sheet rocked and will have electric but no plumbing at anytime. . The shed on the property will be removed prior to building the garage.

**Open to the public:** None

**Closed to the public**

Homeowner must provide an updated survey when applying for a zoning, and building permit for the garage.

A motion to approve application with conditions was made by Commissioner Hann, and second by Vice Chairman Scarneo, and followed with a Roll Call vote.

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

Nays: None

**OLD BUSINESS:**

Mike Hantson explained that a hard copy of the Master Plan can be downloaded from the Town Website.

Chairman Cook asked for an update on the ID Tags. Board Secretary commented that it is still being looked into.

**NEW BUSINESS:**

Two new cases for next month:

Habitat for Humanity for construction of a house on Ann Street.

10-12 North . Salem Street to change a beauty shop use back into a second dwelling unit.

**THE NEXT REGULAR SCHEDULED MEETING IS AUGUST 12, 2009 AT 7:00PM**

**ADJOURNMENT:** A motion to adjourn was made by Vice Chairman Scarneo, with all in favor, at 9:28 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