

Town of Dover Board of Adjustment

- William Cook –Chairman
- Charles Franco-Vice Chair
- Michael Scarneo
- vacant
- Cephas Bowles
- Patrick Donaghy

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

MEETING MINUTES OF THE BOARD OF ADJUSTMENT SEPTEMBER 8, 2010

CALL TO ORDER: Chairman Cook called the meeting to order at 7:10 PM.

ROLL CALL:

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

APPROVAL OF MINUTES:

A motion to approve the regular meeting minutes of August 11, 2010 was made by Commissioner Frister, and second by Commissioner Scarneo, and followed with a Roll Call vote.

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

Nays: None

Motion Approved.

RESOLUTIONS:

06-10 –Pennella, Carmen, Helen & David C., Block 2017, Lots 15 & 16, also known as Berry St. and 145 King St. located in the R-3 and C-2 Zones. The application is for a Use Variance, Bulk Variances and Minor Site Plan approval to construct an accessory parking lot on Lot 15 to serve the mixed use on contiguous Lot 16, 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 Frister, and followed with a Roll Call vote.

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

Nays: None

Motion Approved.

CASES:

07-10 –Aldaberto Suarez, Block 1305, Lot 19, also known as 76 Mt. Hope Ave. located in the R-3 Zone. The application is for side and rear yard setback and building coverage variances for the construction of a two (2) car garage, and any other variances and waivers that may be required. **New Application.**

Attorney George Johnson represented the applicant Aldaberto Suarez. The applicant would like to purchase a pre fabricated metal garage structure 21x24 which would increase the lot coverage to 30.2 percent. The allowed lot coverage is 25 percent. Mr. Suarez submitted the following into evidence.

Exhibit A-1 Picture taken from the 2nd floor of the dwelling looking down to the property.

Exhibit A-2 Picture taken from the 2nd floor of the dwelling looking down to the property.

Exhibit A-3 Picture taken from the 2nd floor of the dwelling looking down to the property.

Exhibit A-4 Manufactures cut sheet of the double carport, he would like to install.

After a discussion of the board members it was decided the structure must be placed 5 feet from the property lines, be located in the rear yard, and that the driveway must be paved.

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

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

Nays: None

Motion Approved.

Chairman Cook called for a recess at 7:48 PM.

Chairman Cook called the meeting back to order at 7:57 PM.

ROLL CALL:

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

ABSENT: None

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. **Site Plan Carried**

George Johnson is the attorney representing the applicant gives an overall review to the board. Carter Israar was sworn in he is the applicants Engineer, he discusses how the traffic on the site will flow and shows the parking spaces for the convince store. The 522sq foot store will be mostly for the sale of coffee, and soda. The hours of operation will be 7 days a week between 6 am and 10 pm.

Open to the public: None
Closed to the public

Kurt Senesky goes over the conditions which consist of: moving the sign onto the property, revising the dumpster area, changing the sign to a total of 16 feet high, lollipop configuration, 6x6 message portion, and the poll 10 feet high, adding variance for sign setback, variance for the lot coverage, no part of the laminar will extend below the fascia, no lighting along the northerly side of the property line, revise lighting plan accordingly, reduce the wattage of the bulbs, 6 ft vinyl fence along the northerly side, application is also subject to approvals from the Morris County Planning Board, and NJ Department of Transportation, Morris County Soil Conversation Services, and NJ Department of Environmental Protection.

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

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

Nays: None

Motion Approved.

OLD BUSINESS:

Habitat for Humanities must remove a tree which is dying that was supposed to be saved and was not properly protected during the construction of the dwelling. There will be no certificate of occupancy issued until the tree is removed.

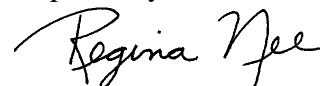
NEW BUSINESS: None

THE NEXT REGULAR SCHEDULED MEETING IS 7:00 PM OCTOBER 13, 2010.

A motion to adjourn was made by Commissioner Scarneo, with all in favor, at 9:10 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