

# TOWN OF DOVER BOARD OF ADJUSTMENT

- J. Ron Frister -Chairman
- Paul Schmolke – Vice Chairman
- Richard Fox
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- Maria Chacon
- Larry Davis
- Adan Aragon

COUNTY OF MORRIS

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- Nicole Fackina (Alternate I)
- TC McCourt (Alternate II)
- Glenn C. Kienz Esq. – Board Attorney
- Tamara E. Bross - Clerk/Secretary
- Stephen Hoyt PE - Board Engineer

**June 1, 2022 @ 7:00PM**

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE TO THE FLAG**

### **ADEQUATE NOTICE OF MEETING**

### **MINUTES – April 6,2022**

### **RESOLUTIONS –**

**222-03 Village Development LLC;** Block 704 Lot 35; also known as 41 Davis Avenue, located in the R-2 (single family) zone. **Application is for D use variance, Preliminary and Final Site Plan and additional variance relief.** Applicant seeks approval to clear existing structure, subdivide site into four lots, and construct four residential 3 bedroom townhouses to be owned individually. Variances are needed as bulk requirements for a single family home cannot be met with the construction of the townhomes. ***Denied April 6, 2022***

### **CASES –**

**222-04 Village Development LLC;** Block 2011 Lots 1.01 & 1.02; also known as **105-107 Oak Street**, located in the R-3 (single family, 2 family & duplex dwelling) zone. **Application is for D use variance, Preliminary and Final Site Plan and additional variance relief.** Applicant seeks approval to clear existing structures and pool, subdivide site into six lots, and construct six residential 3 bedroom townhouses to be owned individually. Variances are needed as bulk requirements for this zone cannot be met with the construction of the townhomes. This applicant was before the Planning Board 2/24/2021 and granted approval with conditions for a minor subdivision (2 lots) *Request to carry letter dated May 24,2022*

**OVER**

**Z22-05 Dr. Robert Rosenthal**; block 1803 Lot 2; also known as **44 Orchard Street**, located in the C-1 (Retail/Commercial) zone. **Application is for D use variance, Preliminary and Final Site Plan and additional variance relief.** Applicant is proposing to convert the existing mixed use property (previously 2 units with dental office) into 6 total residential units. The office will be converted into two 1-bedroom and one 2-bedroom units. The attic is proposed to be finished with a 1-bedroom apartment. Use variance required as residential is not permitted on the first floor in this zone, also off street parking 12 spaces required - 9 proposed.

**OLD BUSINESS** – financial disclosure statements

**NEW BUSINESS** –

**ADJOURNMENT**

Next meeting is July 6<sup>th</sup> , 2022 @ 7:00PM