

# *Town of Dover Board of Adjustment*

- Michael Scarneo - Chairman
- Joseph Corsetto
- Charles Franco
- Cephas Bowles
- LuAnn Mizzoni
- Robin Kline

COUNTY OF MORRIS  
37 NORTH SUSSEX STREET  
P.O. BOX 798  
DOVER, NEW JERSEY 07802-0798

- William Cook - Vice-Chairman
- Walt Michalski (Alternate I)
- Carlos Matias (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**  
**NOVEMBER 10, 2004**  
(Revised 11/10/04)

## **CALL TO ORDER**

## **ROLL CALL**

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

## **ADEQUATE NOTICE OF MEETING**

## **APPEAL TIME**

**APPROVAL OF MINUTES:** October 13, 2004 – Regular Meeting

## **RESOLUTIONS**

**13-04**- East Dragon Karate Academy; Block 1206, Lot 16, also known as 58-60 Bassett Hwy located in the C-1 Zone. The application is a Use Variance and Waiver of Site Plan to convert a vacant space that was formerly a Gym to a Karate School, and any variances and waivers that may be required. **Approved with conditions.**

**14-04**- Saint Clare's Health Services; Block 202, Lot 1, also known as 400 W. Blackwell Street located in the R-1 Zone. The application is a Use Variance for a proposed retail pharmacy and Major Site Plan for the construction of a 2,800 SF EMT Administration Building, a relocated helipad, a 51' X 64' canopy and associated site improvements, and any other variances and waivers that may be required. **Resolution for Retail Pharmacy portion only.**

## **CASES**

**06-04**- Dover Plaza, Inc. and R&L Parking Company, LLC; Block 1318, Lots 1 & 6, also known as 150 and 212-216 East McFarlan Street located in the C-2 and R-3A Zone. The application is a Preliminary and Final Major Site Plan and Use Variance to construct a 1,584 SF addition to an existing retail center with associated parking and other site improvements, with side yard setback, parking setback, bulk requirements, and any variances and waivers that may be required. **Use Variance previously approved; Site Plan carried to the November 10, 2004 meeting for action and resolution pending plan revision confirmation by Town Engineer.**

## Dover Board of Adjustment

**14-04-** Saint Clare's Health Services; Block 202, Lot 1, also known as 400 W. Blackwell Street located in the R-1 Zone. The application is a Use Variance for a proposed retail pharmacy and Major Site Plan for the construction of a 2,800 SF EMT Administration Building, a relocated helipad, a 51' X 64' canopy and associated site improvements, and any other variances and waivers that may be required. **Retail Pharmacy portion previously approved; continuation of remaining application.**

**11-04-** Leifken-Dover Realty Co., LLC; Block 1902, Lots 25, 26, 27 & 28, also known as 218 E. Blackwell Street located in the C-1 Zone. The application is a Use Variance and Preliminary and Final Major Site Plan to construct a 6,265 SF eight bay motor vehicle body repair addition, a 1,500 SF office addition, a 4,500 SF eight storage space addition and a 3,200 SF retail building with associated site improvements and demolition as a phased project, and any variances and waivers that may be required. **Continued; carried from August 11, 2004 meeting to November 10, 2004. No new plans submitted.**

## OLD BUSINESS

### NEW BUSINESS

Matthew K. O'Malley & Joyce O'Mally vs Board of Adjustment, Town of Dover. Regarding Application **03-04-** Kevin Lewthwaite; Block 403, Lot 12, also known as Ann Street located in the R-1 Zone. The application was for approval to construct a four bedroom single family dwelling on a lot with insufficient lot width at the street line. The application was denied.

**DATES:** Next meeting is on December 8, 2004 – 7:30 PM

## ADJOURNMENT

**IF ANY MEMBER CANNOT ATTEND MEETING PLEASE CALL CLERK AT  
366-2200 Ext. 115 AT LEAST 24 HOURS IN ADVANCE.**