

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)
Fax: 973-366-0039

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

REGULAR MEETING OF THE BOARD OF ADJUSTMENT

MARCH 12, 2008

CALL TO ORDER

Chairman Cook called the meeting to order at 7:37 PM.

ROLL CALL:

PRESENT: Commissioner Scarneo, Donaghy, Bisset, Alternate Hann, Alternate Bocchino, Vice-Chairman Franco, Chairman Cook

ABSENT: Commissioner Bowles, Frister

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:

Approval of February 13, 2008 minutes to be carried to the next meeting.

RESOLUTIONS:

11-07- Beauty United Skin Care Corp. % Nailya Howe; Block 710, Lot 8, also known as 2 Davis Avenue, located in the R-2 Zone. The application is a Use Variance to create a new tenancy as a Reflexology & Massage Therapy use, and any other variances and waivers that may be required.
Approved with Conditions.

A motion to approve with conditions was made by Commissioner Bisset, seconded by Vice-Chairman Franco and followed with a Roll Call vote.

Ayes: Commissioner Donaghy, Bisset, Hann, Vice-Chairman Franco, Chairman Cook
Nays: None

01-08- Gabriel & Margaret Pelaggi; Block 503, Lots 9 & 10, also known as 210 W. Blackwell Street located in the R-1 Zone. The application is a Use Variance and Waiver of Site Plan to

allow the second floor area to be used for a Music Studio and/or a general office tenant, and any other variances and waivers that may be required. **Approved with Conditions.**

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

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

Nays: None

CASES:

02-08- Dover Properties, LLC; Block 2303, Lot 18, also known as 341 U.S. Highway 46 located in the C-2 Zone. The application is a Use Variance, Minor Site Plan and Sign Variance for the change of use from a Motor Vehicle Repair Garage to a Convenience Store with a Motor Vehicle Service Station, and any other variances and waivers that may be required. **New Application.**

Representing owner Dover Properties, LLC is Attorney George Johnson. Marlen Galitsky is one of the owners of Dover Properties, LLC was sworn in.

There is 177.7 square feet of signage being proposed, 16 additional square feet with the adding of the food mart sign consisting of a building sign 2' x 15', and a freestanding sign 2' x 5'.

The dumpster area and the air compressor need to be relocated which will comply with new ordinance. Signage for handicapped area is needed; guardrail which is in disrepair will need to be removed, and upgrading of landscaping.

Open to the public: none

Closed to the public

When the pumps are down cones should be located in the pump areas.

A motion to approve with conditions was made by Vice-Chairman Franco, seconded by Commissioner Bocchino and followed with a Roll Call vote.

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

Nays: None

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. **New Application.**

Representing owner Danny Grafals is Licensed Architect Craig Erezuma both were sworn in. Craig Erezuma goes over the application.

As it stands now he has two bedrooms for a maximum of four people.

.The basement and attic not to be used for sleeping. After much discussion of the application the Architect asked for the application to be carried to the next meeting without further notice being required.

A motion to carry for one month to April 9, 2008 with no further notice required was made by Vice-Chairman Franco, seconded by Commissioner Scarneo and followed with a Roll Call vote.

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

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 3rd and 4th floor from a Music Studio to a dwelling unit, and any other variances and waivers that may be required. **New Application.**

Representing owner Elvin Lorenzo is Attorney George Johnson. George Johnson goes over the application and history of the building.

Meghan Hunsher is a licensed planner for the state of New Jersey goes over the application.

Exhibit A-1 = Pictures of 13 E. Blackwell Street and Ariel Photo.

Four parking spaces will be needed, and reviewed on a regular basis by code enforcement department.

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

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

Nays: None

09-07- Alba Neggia; Block 1318, Lot 9, also known as 26 E. McFarlan Street located in the C-2 Zone. The application is an Appeal of the Decision of the Administrative Officer, or in the alternative, a Use Variance and Bulk Variances to permit a Used Car Sales business and the reconstruction of the principal structure, and any other variances and waivers that may be required. **Carried from February 13, 2007 Meeting. Applicant to proceed with Use Variance.**

Since the attorney and the applicant were not present

A motion to dismiss without prejudice was made by Vice-Chairman Franco, seconded by Commissioner Bocchino and followed with a Roll Call vote.

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

Nays: None

OLD BUSINESS: None

NEW BUSINESS: None

The next scheduled meeting will be held on Wednesday, April 9, 2008 at 7:30 pm.

ADJOURNMENT: A motion to adjourn with all in favor, at 10:08 P.M.

**IF ANY MEMBER CANNOT ATTEND THE MEETING, PLEASE
CALL CLERK/SECRETARY NEE AT 366-2200 Ext. 115.**

Respectfully submitted,

A handwritten signature in black ink that reads "Regina Nee". The signature is written in a cursive style with a large initial 'R' and a long, sweeping tail.

Regina Nee
Clerk/Secretary
Board of Adjustment