

# *Town of Dover Board of Adjustment*

- ☐ William Cook –Chairman
- ☐ Charles Franco-Vice Chair
- ☐ Michael Scarneo
- ☐ Thomas Toohey
- ☐ Cephas Bowles
- ☐ Patrick Donaghy

COUNTY OF MORRIS  
37 NORTH SUSSEX STREET  
DOVER, NEW JERSEY 07801

Telephone: 973-366-2200 (Ext. 2141)  
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- ☐ John R. Frister
- ☐ William Hann (Alternate I)
- ☐ Vacant (Alternate II)
- ☐ Kurt Senesky - Board Attorney
- ☐ Michael Hantson - Town Engineer/Planner
- ☐ Regina Nee - Clerk/Secretary

## **MEETING MINUTES OF THE BOARD OF ADJUSTMENT NOVEMBER 14, 2012**

**CALL TO ORDER:** Commissioner Scarneo called the meeting to order at 7:22 PM.

### **ROLL CALL:**

**PRESENT:** Commissioners Scarneo, Frister, Toohey, Hann

**ABSENT:** Commissioner Bowles, Donaghy, Vice Chairman Franco, Chairman Cook

**ALSO PRESENT:** also present is Attorney Kurt Senesky

**PLEDGE OF ALLEGIANCE:** was recited by all

**ADEQUATE NOTICE OF MEETING** was read by Clerk Nee

**APPEAL TIME** was read by Clerk Nee

### **APPROVAL OF MINUTES:**

A motion to approve the meeting minutes of October 10, 2012 was made by Commissioner Frister, and second by Commissioner Hann, and followed with a Roll Call vote.

**Ayes:** All in favor

**Nays:** None

Motion Approved.

### **RESOLUTIONS: None**

### **CASES:**

**08-12** – Morris Habitat for Humanity; Block 514, Lots 14.01 & 14.02; also known as 32 Spring St. located in the R-3 Zone. The application is for a Variance for a third story above grade, for the construction of a two (2) family three story duplex, and any other variances and waivers that may be required. **New Application.**

Sean Monaghan, Esq. attorney representing the applicant goes over the application.

Elizabeth DeCorsey was sworn in she has been the Director of Operations for the past 6 years and has worked in prior projects in Dover, such as Baker Street, and Ann Street. She explains this

application is for the construction of a two family dwelling. It will be affordable housing for two families who reside in Dover.

**Open to the Public:** None

**Closed to the Public**

Fred Stewart Engineer for the applicant goes over the application. Some Commissioners were concerned with the location of the dwelling on the property that in the future the lot maybe subdivided. Mr. Stewart explained the other side of the lot as a lot of rock and would be very expensive to build there.

Ms. DeCorsey stated she had no problem with it being in the resolution that the lot cannot ever be subdivided.

Mr. Stewart explained all drainage will be directed to Spring Street with the nearest catch basin beings approximately 100 feet away.

Commissioner Toohey asked if there was a report from Michael Hantson, Town Engineer about the drainage. Clerk Nee stated there was no report from Mr. Hantson but that Mr. Hantson and Mr. Stewart has met numerous times and the drainage will work. Commissioner Toohey asked that any recommendations from Mr. Hantson concerning the drainage will be done.

**Open to the Public:**

Daniel Nieves who resides at 54 Randolph Avenue is concerned that the construction of the lot will cause more flooding on his property. He resides at 54 Randolph Ave which is located behind the property.

**Closed to the public**

Robert Michaels Professional Planner was sworn in and goes over the application.

**Open to the Public:** None

**Closed to the Public**

Joseph Costantin Architect for the applicant shows a colored rendering he did of the proposed dwelling and it was marked into evidence as A-1. Commissioner Frister pointed out the color rendering and the dwelling that is on the site plan, are two totally different houses. He would like to see the plans resubmitted to reflex exactly what type of dwelling will be built there along with a colored rendering. And also a report from Michael Hantson about the drainage.

**Open to the Public:**

Daniel Nieves who resides at 54 Randolph Ave, is still very adamant about the drainage, as his backyard already has water problems and he does not want this house to create more problems for him.

**Closed to the Public**

Board Attorney Kurt Senesky said he could prepare a favorable resolution for approval at the next meeting. The Commissioners we in agreement not to prepare a favorable resolution as there are too many unanswered questions on the application.

A motion to carry the application to the December 12, 2012 meeting with no further notice was made by Commissioner Toohey, and second by Commissioner Frister, with all in favor.

**07-12** – Marlon Holder; Block 1904 Lot 5; also known as 253 E. Blackwell St. located in the IND Zone. The application is for a Use Variance, Parking Variance and Minor Site Plan, for the conversion of second floor office space in the rear building to a two (2) bedroom dwelling unit, and any variances or waivers that may be required. **New Application.**

Since this application is for a use variance and needs 5 yes votes a motion to carry the application to the December 12, 2012 meeting with no further notice was made by Commissioner Toohey, and second by Commissioner Frister, with all in favor.

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**THE NEXT REGULAR SCHEDULED MEETING IS DECEMBER 12, 2012 at 7:00 PM.**

A motion to adjourn was made by Commissioner Scarneo, with all in favor, at 8:35 P.M.

**IF ANY MEMBER CANNOT ATTEND THE MEETING,  
PLEASE CALL CLERK NEE AT 366-2200 Ext. 2141**

Respectfully submitted,



Regina Nee  
Clerk/Secretary  
Board of Adjustment