

Town of Dover Board of Adjustment

- ☐ William Cook -Chairman
- ☐ Michael Scarneo—Vice Chair
- ☐ Charles Franco
- ☐ William Bisset
- ☐ Cephas Bowles
- ☐ Patrick Donaghy

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

MEETING MINUTES OF THE BOARD OF ADJUSTMENT

DECEMBER 9, 2009

CALL TO ORDER: Chairman Cook called the meeting to order at 7:09 PM.

ROLL CALL:

PRESENT: Commissioner Bowles, Franco, Donaghy, Frister, Bisset, Hann, Bocchino, Vice Chairman Scarneo, Chairman Cook

ABSENT: None

ALSO PRESENT: Board Attorney Kurt Senesky

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:

The Regular Meeting Minutes of October 14, 2009 will be ready for the next meeting of January 13, 2010.

RESOLUTIONS: None

CASES: 08-09 –Secaucus Realty, Inc., Block 1308, Lot 7, also known as 59 E. Mc Farlan 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. **New Application.**

A motion to carry application to the January 13, 2010 Meeting with no new notice needed was made by Vice Chairman Scarneo, seconded by Commissioner Bowles, and followed with a Roll Call vote.

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

Nays: None

07-09 Raymond Timpani Block 1416, Lot 2, also known as 13 Searing Street & A located in the R-3 Zone. The application is a Use Variance and Waiver of Site Plan for the conversion of a first floor retail space to two (2) dwelling units on a property with insufficient lot size, insufficient lot width and insufficient parking, and any other variances and waivers that may be required. **Amended Application.**

George Johnson is the attorney representing the applicant goes over the application. Raymond Timpani is the owner of the property for the last 20 years. The uses for the property have ranged from retail to commercial with residential space on the second floor. The allotted parking spaces for the current use is 14.2 spaces the property has no parking spaces available.

Open to the public:

Jose Cayero who lives at 20 King Street is concerned with the parking issue.

Closed to the public

Steve Smith is a Professional Planner was sworn in, and goes over the application. The new use reduces the required parking from 14.2 parking spaces to 5 parking spaces. The variances need are:

1. Lot Width - The required lot width is 75 sq ft the property has 50 sq ft.
2. Lot Area - The required lot area is 7,500 sq ft the property has 2,500 sq ft.
3. Parking – 14.2 spaces required for existing use. The actual spaces available are 0. The proposed use would need 5 spaces reducing the variance by 9.2 spaces.
4. Use Variance is needed for a 3 family residential dwelling.

The proposed aesthetics would be upgraded.

Open to the public:

Jose Cayero is concerned with the parking issue.

Closed to the public

David Darcy has been a practicing Architect for the past 20 years with an office in Randolph, NJ. Mr. Darcy goes over the application. The proposed first unit would contain one bedroom, and the second unit would contain 2 bedrooms. Each apartment would have its own entrance door.

Open to the public: None

Closed to the public

Open to the public:

Jose Cayero is concerned with the parking issue.

Closed to the public

A motion to approve the application with conditions was made by Commissioner Frister, seconded by Commissioner Bissett, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Franco, Donaghy, Frister, Bisset, Chairman Cook

Nays: Vice-Chairman Scarneo

The application was approved.

OLD BUSINESS:

Commissioner Donaghy, Bowles, Bocchinno terms expire. Secretary Nee suggested that if they wanted to be reappointed they should write a letter to the Mayor.

Badges will be done after the New Year.

NEW BUSINESS: None

THE NEXT REGULAR SCHEDULED MEETING IS JANUARY 13, 2010.

REORGANIZATION AT 7:00PM; REGULAR MEETING IMMEDIATELY FOLLOWING.

A motion to adjourn was made by Commissioner Franco, with all in favor, at 8:11 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 underline.

Regina Nee
Clerk/Secretary
Board of Adjustment