

TOWN OF DOVER BOARD OF ADJUSTMENT

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

COUNTY OF MORRIS

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DOVER, NEW JERSEY 07801

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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

April 6, 2022 @ 7:00PM

AGENDA

This meeting will be held via ZOOM

Join Zoom Meeting

<https://us06web.zoom.us/j/5203904226?pwd=aXJvbVJrWlJwR3VnNERIOWx1ZVN2dz09>

Meeting ID: 520 390 4226

Password: B22ADJ

OR CALL (929) 205-6099 Meeting ID: 520 390 4226 Password: 812322

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – December 1, 2021, January 12, 2022, March 2, 2022

RESOLUTIONS –

Z22-01 Erick Z. Beltran Vazquez, Block 1311 Lot 9; also known as **9-11 West Clinton Street**, located in the C-3 zone. **Application is for D use variance, waiver of site plan and additional variance relief.** Applicant seeks approval for change of use from a bar with live entertainment to a proposed barbershop - which is not permitted in the light industrial – commercial zone. Variance requested for onsite parking 7 required and 3 proposed. **Approved 3/2/2022**

Z22-02 271 W. Clinton Street, LLC, Block 704 Lot 45; also known as **271 West Clinton Street**, located in the R-2 zone. **Application for D use variance and waiver of site plan.** Applicant seeks approval for change of use from a pharmaceutical distribution business (Z17-06) to a proposed optical finishing lab for eye glass lenses. **Approved 3/2/2022 with conditions.**

CASES –

Z22-03 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.

Z22-04 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)

**OLD BUSINESS –
NEW BUSINESS –
ADJOURNMENT**

Next meeting is May 4, 2022 @ 7:00PM