

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

37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801

Telephone: 973-366-2200 (Ext. 2141)
Fax: 973-366-0039

- Rommy Cuervo (Alternate I)
- Nicole Fackina (Alternate IL)
- Glenn C. Kienz Esq. – Board Attorney
- Tamara E. Bross - Clerk/Secretary
- Pennoni - Town Engineer/Planner
Stephen Hoyt PE / Drew Disessa PE

December 1, 2021 @ 7:00pm via ZOOM

AGENDA

This meeting will be held via ZOOM

Join Zoom Meeting

<https://us06web.zoom.us/j/5203904226?pwd=cmF0SmhLS0pHdERRaysyV3BjK1lvQT09>

Meeting ID: 520 390 4226

Password: PM1c23

OR CALL

1 (929) 205-6099

Meeting ID: 520 390 4226 Password: 006993

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

ADEQUATE NOTICE OF MEETING

MINUTES – October 6,2021

RESOLUTIONS –

Z21-03 Alfa Investments LLC; Block 2317 Lot 1 & 2; also known as **337 E. Blackwell Street**, located in the IND zone. **Application is for D Use Variance and Site Plan Approval.** Applicant seeks site plan approval to renovate first floor and expand second floor to add an additional dwelling unit for total of 3 units (expanding a nonconforming use). Use variance required for retail and office use and continued restaurant use of first floor. Improvements include facade, windows, signage and parking lot.

CASES-

Z21-04 Factory Records, LLC; Block 703 Lot 8; also known as **158 W. Clinton Street**, located in the IND zone. **Application is for D Use Variance, site plan with additional variance relief.** Applicant seeks approval for (1) use of approx 1634 sf for a proposed coffee shop with limited live entertainment and (2) use of approx 3,370 sf for retail sales of vinyl records and items associated with a record store. A use variance is required as restaurants and retail is not permitted in the Industrial Zone. Variances requested are for off-street parking and total area and number of signs.

OLD BUSINESS –

NEW BUSINESS –

ADJOURNMENT

Next meeting is January 12, 2021 @ 7:00PM.