

# *Town of Dover Board of Adjustment*

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

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

**Office Location**  
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- ☐ John R. Frister
- ☐ William Hann (Alternate I)
- ☐ Paul Schmolke (Alternate II)
- ☐ Kurt Senesky - Board Attorney
- ☐ Michael Hantson - Town Engineer/Planner
- ☐ Regina Nee - Clerk/Secretary

## **MEETING MINUTES OF THE BOARD OF ADJUSTMENT MARCH 13, 2013**

**CALL TO ORDER** Chairman Cook called the meeting to order at 7:13 PM.

### **ROLL CALL:**

**PRESENT:** Commissioners Bowles, Scarneo, Donaghy, Frister, Toohey, Hann, Schmolke,  
Chairman Cook

**ABSENT:** Vice Chairman Franco

**ALSO PRESENT:** are Attorney Steve Geffner and Town Engineer & Planner Michael Hantson

**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 reorganization meeting minutes of January 9, 2013 was made by Commissioner Frister, and second by Commissioner Bowles, and followed with a Roll Call vote.

**Ayes:** Commissioner Bowles, Donaghy, Frister, Toohey, Hann, Schmolke,  
Chairman Cook

**Nays:** None

**Motion Approved.**

A motion to approve the regular meeting minutes of January 9, 2013 was made by Commissioner Toohey, and second by Commissioner Bowles, and followed with a Roll Call vote.

**Ayes:** Commissioner Bowles, Donaghy, Frister, Toohey, Hann, Schmolke,  
Chairman Cook

**Nays:** None

**Motion Approved.**

A motion to approve the regular meeting minutes of February 13, 2013 was made by Commissioner Frister, and second by Commissioner Toohey, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Scarneo, Frister, Toohey, Hann, Chairman Cook

Nays: None

**Motion Approved.**

**RESOLUTIONS: None**

**CASES:**

**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. **Minor Site Plan Portion of Application Carried to April 10, 2013 meeting. No new Notice required.**

**01-13** - Regency Grande Nursing Home, LLC Block 1311 Lot 7 also known as 65 North Sussex Street, located in the C-3 zone. Application is for a Minor Site Plan and C variance the installation of a concrete pad to hold an emergency generator, which will require the loss of two parking spaces. Applicant has done notice for this meeting. **New application. Application incomplete, but applicant requests to be carried to April 10, 2013 since notice was given. No new Notice required.**

**11-12** – Zoyla Paguay; Block 2022 Lot 14; also known as 26 Trenton St. located in the C-2 Zone. The application is Use Variance and Minor Site Plan approval to conduct an ice cream distribution business in conjunction with a single family residential use, and any variances or waivers that may be required. **New Application.**

George Johnson attorney for the applicant goes over the application. Zoyla Paguay was sworn in. Applicant has owned the property for 7 years, and has had a mobile vender's license since 2006. Applicant has one freezer in the garage, and has soft ice cream in truck. Applicant operates from April to end of September.

Exhibit T-1 Report and attached pictures.

Michael Hantson goes over home occupation definition to the Board. Mr. Hantson suggested that a planning testimony is needed to make a determination for the application.

Application is to be carried to May 8, 2013 with no new notice required.

**09-12-** Axel's Express Limo, LL; Block 1904 Lot 12; also known as 213 E Blackwell St. located on the c-1 Zone. The application is for a Conditional Use Standard Deviation and Minor Site Plan approval for a Limousine and Taxi Service Business in conjunction with an existing Motor Vehicle Repair Garage use, and any variances or waivers that may be required. **Carried to the April 10, 2013 meeting.**

**OLD BUSINESS: None**

**NEW BUSINESS: None**

**THE NEXT REGULAR SCHEDULED MEETING IS April 10, 2013 at 7:00 PM.**

A motion to adjourn was made by Commissioner Scarneo, with all in favor, at 8:18 P.M.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Regina Nee".

Regina Nee  
Clerk/Secretary  
Board of Adjustment