

Town of Dover Board of Adjustment

Michael Scarneo - Chairman
Charles Franco - Vice-Chairman
Cephas Bowles
Robin Kline
Joseph Corsetto
William Cook

COUNTY OF MORRIS
37 NORTH SUSSEX STREET
DOVER, NEW JERSEY 07801
Telephone: 973-366-2200 (Ext. 115)
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Patrick Donaghy
Steve Wagoner (Alternate I)
John R. Frister (Alternate II)
Kurt Senesky - Board Attorney
Michael Hantson - Town Engineer/Planner
Regina Nee - Clerk/Secretary

REGULAR MEETING OF THE BOARD OF ADJUSTMENT

JUNE 14, 2006

CALL TO ORDER

Chairman Scarneo called the meeting to order at 7:35PM.

ROLL CALL:

PRESENT: Commissioner Acosta, Cook, Kline, Donaghy, Alternate Wagoner, Alternate II Frister, Vice-Chairman Franco, Chairman Scarneo

ABSENT: Commissioner Bowles

ALSO PRESENT: Board Attorney Kurt Senesky and Town Engineer Michael Hantson

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:

A motion to approve the minutes of the April 13, 2006 special meeting was made by Commissioner Cook, seconded by Commissioner Klein and followed with a Roll Call vote.
Correct the spelling of Commissioner Kline's name on page two.

ROLL CALL: Ayes: Commissioner Cook, Kline, Donaghy, and Frister
Nays: None

A motion to approve the minutes of the May 10, 2006 meeting was made by Vice-Chairman Franco, seconded by Commissioner Kline and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Cook, Kline, Donaghy, Wagoner, Frister, Vice-Chairman Franco, Chairman Scarneo
Nays: None

RESOLUTIONS

01-06- Brian Shaw; Block 1221, Lot 1, also known as 66 West Blackwell St. in the C-1 Zone. The application is a Use Variance and Minor Site Plan approval for a change in use from Retail Furniture Sales to a proposed Recreational Gaming business, and any other variances and waivers that may be required.

This case has been withdrawn by the applicant's attorney. No further action is required by this board.

02-06- Gilbert Quiros; Block 1702, Lot 30.02, also known as 8 Sixth St. in the R-2 Zone. The application is a variance to construct a roof structure over a deck with insufficient rear yard setback and excessive lot coverage, and any other variances and waivers that may be required.

A motion to approve the Resolution was made by Commissioner Cook, seconded by Commissioner Wagoner and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Cook, Kline, Wagoner, Vice-Chairman Franco,
Chairman Scarneo
Nays: None
Abstained: Commissioner Donaghy

03-06- Spruce Senior Housing, LP; Block 1111, Lot 16, also known as 2 Spruce St. in the IND Zone. The application is a Minor Site Plan for the construction of a 10' X 16' gazebo, and any other variances and waivers that may be required.

A motion to approve the Resolution was made by Vice-Chairman Franco, seconded by Commissioner Wagoner with corrections, and followed with a Roll Call vote. Attorney Senesky will fax a corrected resolution.

ROLL CALL: Ayes: Commissioner Cook, Kline, Donaghy, Wagoner, Vice-Chairman
Franco, Chairman Scarneo
Nays: None

CASES

04-06- St. Clare's Health System; Block 202, Lot 1, also known as 400 W. Blackwell St. in the R-1 Zone. The application is a Use Variance and Amended Major Site Plan for the construction of a 3,000 SF second story addition to the existing MICU Garage for EMT Administration offices, re-approval of previously approved relocated helipad, and associated site improvements, and any other variances and waivers that may be required.

Larry Weiner, Attorney for the applicant, was standing in for George Johnson.
Witnesses: Dennis Pignato, Vice-President of Support Services
Kevin Northridge, Professional Engineer, Schoor DePalma

Mr. Pignato, was sworn in. He reviewed the current and proposed changes that the hospital is making at this time. The facilities that are proposed are going to enable the hospital to be more efficient, more functional and deliver health services. The MICU, the paramedics, and the DLSU units are all needs of the surrounding communities.

Attorney Senesky asked if the applicant was requesting a re-approval of the helipad and he was advised in the affirmative. This has not been constructed as yet as there were other more important needs that had to be met. At this time, the hospital is not ready to proceed with the construction of the helipad. The applicant was advised that the Board would like to see this project proceed in a timely manner. Commissioner Kline expressed concern for parking with regard to the construction of the helipad.

This portion of the meeting was opened to the Public. Seeing no hands, hearing no voices, this portion of the meeting was closed to the Public.

Kevin Northridge, licensed professional Engineer, was sworn in. He reviewed a number of improvements; a retail pharmacy, directional signage around the campus, and the canopy over the rear doorway. Portions of the application that have not been built to date are the helipad and the MICU administration building. The plans have not changed for the helipad; but the plans for the MICU building have. It was a 3000 square foot building (2004); they have revised the plan to take it from the parking lot in the rear of the building and put it directly above an existing garage. The new plan will not take up any parking spaces. Drainage remains the same, impervious coverage will not be changed, the site plans for the helipad remains the same. From an engineering perspective, the construction of the second level on the existing garage is good and is less of an impact on the site.

This portion of the meeting was opened to the Public. Seeing no hands, hearing no voices, this portion of the meeting was closed to the Public.

The Board held a discussion on this application. Mr. Senesky stated that the applicant is in a better position to prioritize; they may be somewhat in conflict with what the Board may perceive, but they are in a better position to make the decision as to what is more important. Commissioner Cook expressed his concerns regarding this application.

A motion to approve the application was made by Commissioner Kline, seconded by Vice-Chairman Franco and followed with a Roll Call vote.

ROLL CALL: Ayes: Commissioner Acosta, Kline, Donaghy, Wagoner, Vice-Chairman Franco,
Chairman Scarneo
Nays: Commissioner Cook

OLD BUSINESS: Review of draft of Board of Adjustment Rules/By-Laws – next meeting.

NEW BUSINESS: None

DATES: The next regular meeting is scheduled for July 12, 2006 at 7:30PM.

NOTE: Commissioner Frister will be on vacation for the July 12th meeting.

ADJOURNMENT: A motion to adjourn was made by Vice-Chairman Franco, seconded by Commissioner Donaghy with all in favor at 8:43 P.M.

**IF ANY MEMBER CANNOT ATTEND THE MEETING, PLEASE
CALLCLERK/SECRETARY NEE AT 366-2200 Ext. 115.**

Respectfully submitted,

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

Regina Nee
Clerk/Secretary
Board of Adjustment