

Town of Dover Board of Adjustment

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

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

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

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

MEETING MINUTES OF THE BOARD OF ADJUSTMENT SEPTEMBER 12, 2012

CALL TO ORDER: Chairman Cook called the meeting to order at 7:05 PM.

ROLL CALL:

PRESENT: Commissioners Bowles, Scarneo, Donaghy, Frister, Toohey (arrived 7:30), Hann, Vice Chairman Franco, Chairman Cook

ABSENT: None

ALSO PRESENT: also present is Attorney Kurt Senesky

PLEDGE OF ALLEGIANCE: was recited by all

ADEQUATE NOTICE OF MEETING was read by Alternate Clerk/Secretary Regina Nee

APPEAL TIME was read by Clerk Regina Nee

APPROVAL OF MINUTES:

A motion to approve the meeting minutes of July 11, 2012 was made by Commissioner Donaghy, and second by Commissioner Bowles, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Donaghy, Hann, Vice Chairman Franco, Chairman Cook

Nays: None

Motion Approved.

RESOLUTIONS: None

CASES:

06-12 – Regency Grande Nursing Home, LLC; Block 1311 Lot 7; also known as 65 North Sussex St. located in the C-3 Zone. The application is for a Variance for the construction of a building sign, and any other variances and waivers that may be required. **New Application.**

Attorney representing the applicant Lindsay R. Janel of Lindsay J. Janel, LLC gives a review of the application. The applicant seeks to install a building mounted sign on the southwesterly side of the building just beneath the top windows on the building, this will enable emergency vehicles, and visitors of patients to clearly see the building and direct them to the rear entrance, to parking and

drop off or pickup of patients. The applicant is seeking a variance relief from section 236-38.1 (2) (b) which requires that wall signs be situated near the main public entrance or centered along the street frontage.

Kurt Senesky believes the applicant would be seeking other variances other than the one mentioned. Applicant would like to amend the application to add the additional variances.

Brad O'Conner of Signs for Today was sworn in. He has been making signs for over twenty years. The sign will consist of green channel letters mounted on a track bar, with green LED internally lit. Neon lights will not be used. LED lights last far longer than neon, are safer, and do not project light, they only illuminate.

Attorney Lindsay Jenal requested on the applicant's behalf they would like to amend the application to add an additional variance. An additional variance will be needed because the sign will project 11 inches out from the wall. The signage will also be timed such that it will be illuminated from dusk to dawn.

Joseph Olszewski Administrator of Regency Grande testified to the Board the necessity to direct vehicles and patient visitors to the facility who are traveling east on Route 46. The nursing home has a number of sub-acute patients who stay in the home for short periods of time whose relatives and visitors may not be familiar with the location, or may be coming to the facility for the first time in the evenings. Regency Grande is open 24 hours per day and patients are delivered to or taken from the premises at all hours.

Open to the public: None
Closed to the public

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

Ayes: Commissioner Bowles, Scarneo, Donaghy, Frister, Hann, Vice Chairman Franco, Chairman Cook

Nays: None

Motion Approved.

05-12 – 318-320 Dover Realty, LLC; Block 2310 Lot 18; also known as 318-320 Route 46 located in the C-2 Zone. The application is for a Use Variance, Minor Site Plan and Parking Variance to expand an existing Retail Use not permitted in the Zone but which previously received a Use variance, and any variances or waivers that may be required. **New Application.**

Attorney George Johnson goes over the application, and applicant Zois Soumilas owner of the building, and owner of Rite Bike was sworn in. Applicant seeks to expand the bicycle shop on the ground floor of the commercial building into the adjacent space, and also to construct a bicycle repair shop in an area now used as a garage. He will construct a wall in the rear of the garage for the bicycle shop and install a door and stair case from the business into the bicycle shop area. There will remain enough room in the garage for a car to still be parked. No exterior changes will be made to the building he testified. As proposed, the structure would then have two commercial uses on the first floor and two (2) bedroom, and two (1) bedroom residential apartments on the second floor.

A motion to approve the application with conditions was made by Commissioner Scarneo, and second by Vice Chairman Franco, and followed with a Roll Call vote.

Ayes: Commissioner Bowles, Scarneo, Donaghy, Frister, Toohey, Vice Chairman Franco, Chairman Cook

Nays: None

Motion Approved.

OLD BUSINESS: None

NEW BUSINESS: None

THE NEXT REGULAR SCHEDULED MEETING IS OCTOBER 10, 2012 at 7:00 PM.

A motion to adjourn was made by Commissioner Frister, with all in favor, at 8:21 P.M.

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

Respectfully submitted,



Regina Nee
Clerk/Secretary
Board of Adjustment