

Town of Dover Board of Adjustment

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

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

Telephone: 973-366-2200 (Ext. 115)
Fax: 973-366-0039

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

MEETING MINUTES OF THE BOARD OF ADJUSTMENT JUNE 13, 2012

CALL TO ORDER: Chairman Cook called the meeting to order at 7:08 PM.

ROLL CALL:

PRESENT: Commissioners Scarneo, Donaghy, Frister, Toohey, Hann (arrived 7:22pm), Young, Vice Chairman Franco, Chairman Cook

ABSENT: Commissioners Bowles

ALSO PRESENT: also present is Attorney Kurt Senesky and Town Engineer and Planner Michael Hantson

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/Secretary Regina Nee

APPROVAL OF MINUTES:

A motion to approve the meeting minutes of May 9, 2012 was made by Commissioner Scarneo, and second by Commissioner Frister, and followed with a Roll Call vote.

Ayes: Commissioner Scarneo, Donaghy, Frister, Toohey, Chairman Cook

Nays: None

Motion Approved.

RESOLUTIONS:

01-12 Matt & Rachel Onufrak; Block 820 Lot 4; also known as 5 Garrison Ave. located in the R-2 Zone. The application is for Variance approval for the installation of shed with insufficient side and rear yard setback, and any other variances or waivers that may be required. **Approved with Conditions.**

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

Ayes: Commissioner Scarneo, Donaghy, Frister, Toohey, Chairman Cook

Nays: None

Motion Approved.

02-12 Home Depot USA, Inc.; Block 901 Lot 3; also known as 530 Mt. Pleasant Ave. located in the IND/OP Zone. The application is for Use Variance and Parking Variance for the expansion of the Home Depot use to utilize the parking area for seasonal outdoor storage, and any other variances or waivers that may be required. **Approved with Conditions.**

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

Ayes: Commissioner Scarneo, Donaghy, Frister, Toohey, Chairman Cook

Nays: None

Motion Approved.

CASES:

03-12 FGH Whitehall, LLC; Block 901 Lot 4; also known as 500 Mt. Pleasant Ave. located in the IND/OP Zone. The application is for Minor Site Plan and Sign variance approval to make façade improvements, install overhead door and erect signage for a proposed La-Z Boy Furniture retail use, and any variances or waivers that may be required.. **New Application.**

George Johnson representing the Applicant goes over the application.

Francis Hager Principal owner of Realty Corp. that manages La-Z-Boy was sworn in. Mr. Hager has 7 other stores that he operates and manages. The building will have 12,100 sq ft showroom, 1 office, restrooms, a small break room, and storage area for accessories. 9 Sales Associates, and 1 Sales Manager at that location. Store hours will be 10am to 9pm Monday to Saturday, and 12pm to 5pm on Sunday.

Exhibit A-1 Colored drawing of building changes.

Applicant would like to change the brick façade on the main entrance to stucco and blue columns on each side of the doorway.

Open to the Public: None

Closed to the public

Kevin McDonough was sworn in. Mr. McDonough has been in the sign business for 25 years. The large letters will be 27” the small letters will be 8”, 106 sq ft front sign, and 26 sq ft side sign. La-Z-Boy Home Furnishings & Décor is one sign equal to 160 sq ft for the front of the building with a total of 199 sq ft. The sign on the side of building will be 21 foot wide with a total of 84 sq ft. A suggestion was made instead of a sign on the side of the building facing Mt. Pleasant Avenue, and add a third sign to the tower sign.

Open to the Public: None

Closed to the public

As part of the condition the Board would like the lamp post on Mt. Pleasant Ave to be removed.

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 Scarneo, Donaghy, Frister, Toohey, Vice Chairman Franco,
Chairman Cook

Nays: None

Motion Approved.

04-12 Calvary Chapel Morris Hills; Block 703 Lot 8; also known as 158 W. Clinton St. located in the IND Zone. The application is for a Use Variance, Parking Variance and Minor Site Plan approval to expand the use of the existing Church into adjacent vacant tenant space, and any variances or waivers that may be required. **New Application**

George Johnson representing the Applicant goes over the application.

Michael Hantson goes over changes to his report.

Pastor James Kevney was sworn in, goes over the application, and explains the need for the expansion to be used as children's playroom during services. Sunday service starts at 10:00am and Wednesday at 7:30pm. The expansion will increase from 1300 sq ft to 3400 sq ft.

Open to the Public: None

Closed to the public

Gregory Ralph is a licensed Architect was sworn in and goes over the application.

Exhibit A-1 Drawing of Church space and proposed tenant space.

Open to the Public: None

Closed to the public

Steve Smith with Jaman Engineering was sworn in and goes over the application.

Exhibit A-2 Unit 20 & 4B are existing Church space in yellow, and unit 7 is the proposed tenant space in orange. Unit 4B and unit 20 equal to 8,767 sq ft, and unit 7 equals to 2,847 with a total of 11,614 sq ft. The total seating with the expansion would be 300 seats, and they would need 100 parking spaces because of the video feed in the cafe. The amount of stripped parking spaces would increase from 107 parking spaces to 134 parking spaces, and 88 spaces are assigned to the tenant.

Mr. Hantson suggested that the applicant strip the new spaces except for the 12 spaces in the front of the building in which the applicant is going to double up because it will cause confusion for the other tenants on normal operation days.

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

Ayes: Commissioner Donaghy, Frister, Toohey, Hann, Vice Chairman Franco, Chairman Cook

Nays: Scarneo

Motion Approved.

OLD BUSINESS: None

NEW BUSINESS: Commissioner Young has resigned from the Board, as his family is relocating out of state.

THE NEXT REGULAR SCHEDULED MEETING IS JULY 11, 2012 at 7:00 PM.

A motion to adjourn was made by Commissioner Frister, with all in favor, at 8:59 P.M.

**IF ANY MEMBER CANNOT ATTEND THE MEETING, PLEASE
CALL CLERK NEE AT 366-2200 Ext. 115.**

Respectfully submitted,



Regina Nee
Clerk/Secretary
Board of Adjustment