

**Regular Meeting  
Board of Adjustment  
April 15, 2015**

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**Present:**

Mr. James Bednarz  
Ms. Linda Carrington  
Mr. Cary Lloyd, Chair  
Mr. Lawrence Cohen  
Mr. Scott Wild  
Mr. Michael Schmidt  
Mr. Naveen Nadipuram  
Mr. Michael Leavy Vice Chair 7:45 pm

**Absent:**

Ms. Meredith Marcus

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Michael Siobahn, Board Planner  
Michael Cristaldi, Board Engineer  
Thomas Phelan, VHB

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The meeting was called to order by Mr. Lloyd and read the Statement of Adequate Notice that was provided as required by the Open Public Meetings Act by written notice. Said notice was given to the Daily Record, posted on the Town of Morristown Bulletin Board, and filed with the Clerk of the Town Of Morristown on April 9, 2015 and copies of this notice were mailed to all persons, complying with the regulations providing for the mailing of said notice at least 48 hours prior to the time of this meeting. I direct that this statement together with a copy of said notice be incorporated in to the minutes.

Roll call of members taken by Mr. Campbell as listed above.

Minutes – Minutes from the April 1, 2015 meeting. Motion to approve by Bednarz, second by Wild. All members in favor

Old Business –

Resolutions –

**a.) Appeal # 2346 of Steven Richter, owner of property situate block 7901, lot 9, known as 89 Washington Street, Morristown NJ, requesting density variance to add one residential unit to an existing building in the ORC Zone**

**Motion to approve by Bednarz, second by Nadipuram. All members in favor**

**b.) Appeal # 2348 of Morris Habitat for Humanity LLC, purchaser under contract of property situate block 2303, lot 3, known as 10 Willow Street, Morristown NJ, requesting C Variances in conjunction with the construction of a new two family house**

**Motion to approve by Nadipuram, second by Bednarz. All members in favor**

### **Public Hearings**

**a.) Carried from the March 4, 2015 Meeting, Appeal # 2341 of Madison Enterprises, owner of property situate block 7901, lot 31, known as 147-153 Washington Street, Morristown NJ, requesting Major Site Plan, Bulk Variances as well as a Use Variance to operate a retail food use**

**Appeal carried to the May 20, 2015 regular meeting at the request of applicant's attorney**

**b.) Appeal # 2354 of Lawrence Gersten, owner of property situate block 7001, lot 1, known as 42 Erskine Drive, Morristown NJ, requesting C Variances and Conditional Use approval in conjunction with the construction of a new three car garage and home office use**

**Lawrence & Diane Gersten – Owners**

**Overview of business and proposed office use and intensity and parking  
Proposed garage to have office, powder room and separate exercise room  
Business use to be 500 sf max**

**Board Questions –**

**Public Questions**

**Witness # 1 – Thomas Bezhold AIA**

**Overview of size of garage, layout of interior and exterior elevations**

**Board Questions**

**Public Questions/Comments**

**Board Deliberation-**

**Motion to approve by Carrington, second by Cohen**

**All members in favor**

**c.) Appeal # 2353 of The Silverman Group, owner of property situate block 1402, lot 5, known as 35 Turtle Road, Morristown NJ 07960, requesting Major Site Plan and C & D Variances to construct a new 46 unit residential apartment building**

**Douglas Henshaw – Attorney for applicant**

**Summary of application**

**List of witnesses**

**Witness # 1 – David Wisotsky – PE**

**Overview of existing conditions of site in RC zone**

**Ex A-1 Aerial photo of site**

**Ex A-2 – Site Survey**

**Ex A-3 – Site plan rendering in color**

**46 units, 25, 553 gross sf, hgt 45.2**

**Major development for storm water**

**Summary of proposed landscape**

**Board Questions –**

**Public Questions/ Comments**

**Witness # 2 Gary Dean PE – Traffic Engineer**

**Traffic comparison of residential vs. daycare uses and trip generation  
Traffic impact on service level at adjacent intersections**

**Board Questions**

**Public Questions / Comments**

**Application carried to the June 3, 2015 Meeting**

**Motion to adjourn by Bednarz, second by Leavy**



