

**Regular Meeting  
Board of Adjustment  
April 1, 2015**

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**Present:**

Mr. James Bednarz  
Ms. Linda Carrington  
Mr. Michael Leavy Vice Chair  
Mr. Cary Lloyd, Chair  
Ms. Meredith Marcus  
Mr. Lawrence Cohen  
Mr. Scott Wild

**Absent:**

Mr. Michael Schmidt  
Mr. Naveen Nadipuram

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Board Planner  
Michael Cristaldi, Board Engineer

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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 March 26, 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 March 18, 2015 meeting. Motion to approve by Carrington, second by Bednarz

Old Business –

Resolutions –

**a.) Appeal # 2343 of James & Florence Graham, owners of property situate block 8801, lot 1, known as 37 Ogden Place, Morristown NJ, requesting C Variances in conjunction with a two story addition to rear of house**

**Motion to approve by Leavy, second by Wild  
All other members in favor**

**b.) Appeal # 2347 of Philip Platania, owner of property situate block 2101, lot 23, known as 23 Garden Street, Morristown, requesting C Variances in conjunction with a second story alteration of an existing single family house**

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

**Public Hearings –**

**a.) Appeal # 2349 of Mark Milano, owner of property situate block 3003, lot 10 , known as 28 Elliot Street, Morristown NJ, requesting C Variance for side yard setback for construction of Pergola in rear yard**

**Notice was deemed deficient. Applicant to re notice for the April 22 , 2015 Meeting**

**b.)Appeal # 2337 of Whole Foods, Lessee of property situate block 7802, lots 1 & 2, known as 100 Washington St, Morristown NJ, requesting amending certain language in approved resolution dated December 17, 2014**

**Robert Garafalo – Attorney for applicant**

**Summary of approvals by ZBA**

**Language of # 12 of the resolution stating shuttle buses to be removed.  
Spaces to be leased from MPA**

**Board Questions –**

**Public Questions & Comments –**

**Motion to approve change in language & update resolution by Marcus,  
second by Leavy**

**All members in favor**

**c.) Appeal # 2350 of Morristown Green, LLC, Lessee of property situate  
block 5901, lot 3.06, known as 17 North Park Place, Morristown NJ,  
requesting D Variance and Minor Site Plan in conjunction with the use of  
retail space for office use for a period certain**

**Lawrence Calli – Attorney for applicant**

**Overview of application and tenant's history in town**

**Use Variance for ground level use as temporary office space**

**Witness # 1 Paul Ricci PP**

**Ex A-1 – Aerial photo of site showing present location and proposed  
temporary site**

**Same parking facilities to be utilized**

**Proposed building space vacant**

**Summary of positive & negative criteria**

**Board Questions –**

**Public Questions & Comments –**

**Board deliberation**

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

**All members in favor**

**d.) Appeal # 2345 of Pedro Mataj, owner of property situate block 5201,  
lot 16, known as 36 Sussex Avenue, Morristown NJ, requesting C & D  
Variances and Minor Site Plan in conjunction with expanded retail use  
and addition to existing building for mixed uses**

**Anthony Boyadjis – Attorney for applicant  
History of property and ownership of 34 & 36 Sussex**

**Witness # 1 Pedro Mataj – Owner of property  
Testimony through interpreter Ilir Bala  
Ex A-1 through A10 – photos of site from various angles and locations**

**Board Questions –  
Public Questions –**

**Witness #2 – Geoffrey Gogan – AIA**

**Overview of application & site  
Summary of adjacent lots and parking**

**Ex A-11PG C4 Colorized to show detail  
Ex A-12 Pg C-3 Colorized  
Ex A-13 Pg C2 Colorized**

**Site Plan overview and landscape plan**

**Proposed architecture to include full basement for storage**

**Ex A-14 Colorized version of pg A1  
Ex A-15 Colorized version of pg A 2  
Ex A-16 Colorized version of pg A-3**

**Summary of elevations**

**Board Questions  
Public Questions/Comments**

**Application to be continued at the May 20 , 2015 meeting**

**New Business – Discussion by Brady of yearend report**

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



