

**Regular Meeting
Board of Adjustment
April 20, 2016**

Present:

Ms. Linda Carrington
Mr. Lawrence Cohen
Ms. Meredith Marcus
Mr. Michael Schmidt
Susan Glover
Mr. James Bednarz
Mr. Scott Wild

Absent:

Mr. Cary Lloyd

Board Professionals Present:

Robert Correale, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Planner
Mike Cristaldi, Engineer

The meeting was called to order by Ms. Marcus 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 13, 2016 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 – None

Old Business –

Resolutions –

a.) Appeal # 2381 of Emerson Simon, owner of vacant property situate block 2602, lot 2, known as 17 Anderson Street, Morristown NJ, requesting C Variances to construct new single family house

Motion to approve by Wild, second by Carrington. All members in favor

b.) Appeal # 2380 of Morristown Park LLC, purchaser under contract of property situate block 1303, lot 1, known as 170 Madison Avenue, Morristown NJ, requesting C & D Variances to construct a new seven unit townhouse complex

Motion to approve by Wild, second by Schmidt. All members in favor

7.) Public Hearings:

a.) Appeal # 2358 of Scott Biggers, owner of property situate block 9001, lot 8, known as 8 Erskine Drive, Morristown NJ, requesting side yard setback for replacement of one car garage with two car garage

Application carried to the May 4, 2016 meeting due to a deficiency in proof of notice

b.) .) Carried from the March 16, 2016 meeting, Appeal # 2379 of Anthony Murphy Jr, owner of property situate block 4701, lot 58, known as 18 King Street, Morristown NJ, requesting C and D 5 Variance to convert an existing single family house into a two family with an addition to principal structure and new detached garage

Witness # 1 - Anthony Murphy Jr – Property owner

Overview of property

One to two family, list of variances, site conditions and landscaping plan

Witness # 2 – Timothy Klesse – AIA

Ex A-1 – Tax Map & density study

Ex A-2 – Aerial photos & numbered key

Ex A-3 – 16 site photos of street

Board Questions –

Public Questions

Witness # 2 – Richard Keller – PP & PE

Summary of site and neighborhood

Ex A-4 – Neighborhood analysis

Summary of variances and Master Plan objectives

Dry well & curbing of driveway to prevent water runoff

Board Questions –

Public Questions –

Application carried to the May 18, 2016 meeting

b.) Appeal # 2389 of Mayo Performing Arts, Licensee of portion of property situate block 6104, lot 2, known as 35 Maple Avenue, Morristown NJ, requesting Minor Site Plan and Use Variance for use of existing parking lot in R-2 Zone

Board member Carrington recused herself from this application

Lawrence Calli – Attorney for applicant –

Summary of application

Witness # 1 – Alison Larena – CEO of Mayo

Summary of theater operations and place in community and issues regarding parking

Board Questions –

Public Questions –

Witness # 2 – Greg Kost – VP with Advanced Parking Concepts

Overview of parking operations

Board Questions –

Public Questions –

Witness # 3 – John McDonough – PP

Ex A-1 – 3 pages of photos showing aerial, site and adjacent property

Planning testimony of pos & neg criteria, landscape overview

Board Questions –

Public Questions/ Comments –

Summary by Calli

Board Deliberation

Motion to approve by Wild, second by Cohen. All members in favor

Motion to adjourn meeting by Schmidt, second by Wild

