

**Regular Meeting
Board of Adjustment
August 6, 2014**

Present:

Mr. James Bednarz
Ms. Meredith Marcus
Mr. Cary Lloyd, Chair
Ms. Linda Carrington
Mr. Michael Schmidt
Mr. Lawrence Cohen
Mr. Naveen Nadipuram
Mr. Michael Leavy Vice Chair

Absent:

Mr. Scott Wild

Board Professionals Present:

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

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 July 30, 2014 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 July 9 and July 16 meeting. All members in favor

Resolutions –

a.) Appeal # 2264 of DBS Holdings, LLC, owner of property situate block 4501, lot 16, known as 29 Elm Street, Morristown NJ, requesting C Variance and minor site plan in conjunction with altering the parking lot for perpendicular parking spaces

Motion to approve by Carrington, second by Leavy

b.) Amended Appeal # 2277 of Bloom Studio, owner of property situate block 6004, lot 15, known as 2 Maple Avenue, Morristown NJ, requesting amended Major site plan and Variance for expansion of use into basement

Motion by Bednarz, second by Leavy

Public Hearings:

a.) Appeal # # 2336 of Vision Home Solutions, owner of property situate block 6202, lot 13, known as 14 Catherine Lane, Morristown NJ, requesting C Variances for side yard setback and increased impervious coverage to construct a new deck at rear of house

Douglas Henshaw – Attorney for applicant

Overview of property and application

Witness # 1 – Heather Bailey - Owner –

**History of use of property and scope of work to be done
Variance for new AC unit as well as new deck**

Board Questions

Public Questions

Witness # 2 Thomas Shavetti AIA

**Small house on small lot
Overview of proposed changes to house including deck
Redesign of front door overhang**

Board Questions

Public Questions

Witness # 3 Megan Huntsher PP

**Ex A-1 4 page exhibit of photos of subject and surrounding properties
Overview of C 1 Variance for hardship
Pos & Neg criteria**

Board Questions

Public Questions

Summary by Henshaw

Board Deliberation

Motion to approve by Cohen, second by Leavy

b.) Appeal # 2335 of Robert & Eileen Keller, owners of property situate block 1204, lot 1, known as 94 Washington Avenue, Morristown NJ, requesting C Variance for side yard setback in conjunction with the installation of new stand by generator and the new ac condenser units

Robert Keller – Owner

Overview of project 3 ac units and standby generator

Board Questions

Public Questions

Board Deliberation

Motion to approve by Cohen, second by Schmidt

c.) Appeal # 2332 of 170 Madison Ave LLC, purchaser under contract of property situate block 1303, lot 1 , known as 170 Madison Avenue, Morristown NJ, requesting Major Site Plan and C and D Variances to construct a new building and associated site improvements for use as a child care facility

John Horan - Attorney for applicant

Overview of site plan and application

Witness # 1 – Matthew Jarmel – AIA

10K sq ft proposed building

**Ex A-1 Colorized rendering
Overview of style of building and materials
Overview of site**

Ex A-2 Exterior finishes

Board Questions

Ex A-3 Photos looking into site

Ex A-4 Rendering with modifications

Public Questions

Application varied to the Sept 3, 2014 Meeting

Special meeting to be held Weds Sept 10 to further continue application

Motion to adjourn by Lloyd

