

**Regular Meeting
Board of Adjustment
August 17, 2016**

Present:

Susan Glover
Mr. Cary Lloyd
Mr. Michael Schmidt
Ms. Linda Carrington
Ms. Meredith Marcus
Mr. Scott Wild

Absent:

Mr. James Bednarz
Justin Davis
Mr. Lawrence Cohen

Board Professionals Present:

David Brady, 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 August 10, 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 – No minutes were approved

New Business

Resolutions –

a.) Appeal # 2398 of Mary Skillin, owner of property situate block 1101, lot 14, known as 11 Rosemilt Place, Morristown NJ, requesting C Variance for handicap ramp in side yard setback

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

b.)Appeal # 2396 of Tracy Drummond & Mary Leedy, owners of property situate block 5502, lot 26, known as 70 Mills Street, Morristown NJ, requesting C Variance in conjunction with proposed porch and deck

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

Public Hearings –

a.) Carried from the July 20, 2016 meeting, Appeal # 2391 of Aman Developers LLC, owner of property situate block 7801, lot 6, known as 21 Phoenix Avenue, Morristown NJ, requesting C Variances in conjunction with new construction of a proposed two family house

Carmine Campanile – Attorney for applicant –

Review of draft resolution of approval with board attorney

Motion to approve by Lloyd, second by Schmidt. Five members in favor, one nay

b.) Carried from the July 20, 2016 meeting, Appeal # 2390 of Wilmot Walk LLC, owner of property situate block 4801, lot 11, known as 89 Morris Street, Morristown NJ, requesting C Variance in conjunction with new proposed ground sign of eighty square feet

Written request from applicant's attorney to be carried to the September 7, 2016 meeting without further notice

c.) Appeal # 2400 of Christopher & Margaret Connors, owners of property situate block 1503, lot 16, known as 59 Washington Avenue, Morristown NJ, requesting C Variances in conjunction with proposed new single family house

Douglas Henshaw – Attorney for applicant

Summary of application and prior approvals

Witness # 1 – Ralph Fey – AIA

Overview of existing house and structural analysis

Ex A-1 – Concept Plan - 5 pages

Ex A-2 – Second concept plan – 5 pages

Ex A-3 – 2 page plan set

Ex A-4 – Site Plan

Ex A-5 – Permit set of plans

Summary of existing conditions

Board Questions –

Public Questions/ Comments

Witness # 2 – P. David Zimmerman – PP

Planning testimony and summary of variances – C1 & C2

Ex A-6 – Photo of existing site

Ex A-7 - 4 pages of photos of property

Board Questions –

Public Questions/ Comments

Summary by attorney Henshaw

Board deliberation

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

Motion to adjourn by Schmidt, second by Lloyd

