

**Regular Meeting
Board of Adjustment
August 5, 2015**

Present:

Ms. Linda Carrington
Mr. Lawrence Cohen
Ms. Meredith Marcus
Mr. Scott Wild
Mr. Michael Schmidt
Mr. Cary Lloyd, Chair

Absent:

Mr. Michael Leavy Vice Chair
Mr. James Bednarz

Board Professionals Present:

Robert Correale, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Planner
Mike Cristaldi, 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, 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 – July 15, 2015 - Motion to approve by Wild, second by Carrington.
All members in favor

Old Business –

Resolutions –

a.) Appeal #2368 of Evan Finn, owner of property situate block 7702, lot 21.01, known as 78 Western Avenue, Morristown NJ, requesting Appeal from decision of Administrative Officer for rescinding a 2012 Zoning Permit

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

Public Hearings

a.) Carried from the June 17, 2015 meeting, Appeal # 2356 of Richards & Robbins Group, owner of property situate block 6102, lot 12, known as 40 Maple Avenue, Morristown NJ, requesting C & D Variances in conjunction with the conversion of existing office space into two new residential units

Application carried to the September 16, 2015 Meeting

b.) Appeal # 2361 of Diane Lettiere, owner of property situate block 9001, lot 10, known as 134 James Street, Morristown NJ, requesting Conditional Use for a Home Occupation

Glenn Kienz, - Attorney for applicant

Summary of application

Conditional Use , prior Dr's office was approved by variance

Use of space for physical therapy

Summary of hours and patient load

Board Questions –

Public Questions/ Comments

Board Deliberation

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

c. Appeal # 2364 of Espinoza Garcia, owner of vacant property situate block 3003, lot 5.01 known as vacant lands on Elliot Street, Morristown NJ, requesting dimensional variances to construct a new single family house

Witness # 1 Ali Quaresi AIA

**Summary of property and variances requested
Summary of plans presented for proposed house**

Board Questions –

Public Questions –

Ex A-1 – 200ft radius map

Ex A-2 – 2009 Subdivision resolution

Witness # 2 – Paula Ortiz – Garden State Contractors

Overview of house

Board Questions –

Public Questions –

Application carried to the Sept 16 meeting

Motion to adjourn by Carrington, second by Marcus

