

**Regular Meeting  
Board of Adjustment  
November 6, 2013 Minutes**

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**Present:**

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

**Absent:**

Mr. James Bednarz

**Board Professionals Present:**

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

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The meeting was called to order by Mr. Cohen 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 October 31, 2013 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.

Old Business:

Resolutions:

Public Hearings –

a.) Appeal # 2287 12 Elm St – carried from the October 30, 2013 meeting – to be carried to the January 15, 2014 meeting

b.) Appeal # 2307 Ridgedale Commons LLC – carried to the December 4, 2013 meeting

c.) Appeal # 2311 LK Maple Associates LLC – Continued from the October 16, 2013 meeting

Jay Delaney – Attorney for applicant

Witness # 1 – Grayson Murray PE

Ex A-12 Colorized version of updated site plan

Overview of changes to driveway and traffic circulation throughout complex, changes to bldg height, decrease in impervious coverage, changes to 31 Miller rd site

Review of Board Engineer's report

Board Questions –

Carrington – driveway onto Maple, metered spaces on street, EIS report, Miller and Maple residential uses

Leavy – shared parking with maple ave commercial property

Lloyd – 7 units, easement for driveway, two way travel

Schmidt – two way driveway

Marcus – driveway too narrow

Cohen – garbage and noise from 53 Maple

Abramson – details of new proposed gate

Public Questions –

Bridgette Lebow – Miller Rd – parking circulation, storm water runoff

Frank Desantas – Miller Rd – gate at entrance as well

Witness # 2 Thomas C. Barton AIA

Overview of concept for site and overall project

Ex A-13 colorized cross section of building

Ex a-14 – street elevations of properties on Miller & Maple

Board Questions –

Carrington – elevations

Cohen – 67 Maple height

Leavy – ridge heights

Lloyd – end unit elevations

Ex A-15 Miller Rd perspective of site

Ex A-16 Maple Ave perspective

Some decorative details to be removed as per the HPC  
Materials to be submitted to boars engineer

Board Questions –

Leavy – driveway in perspective

Cohen – corner unit patio

Public Questions –

Frank Desantas – Miller Rd – entrance to 31 Miller Rd

Elise Dann – Mendham – character of architecture

Karen Kurlander – Farragut Pl – height of adjacent bldgs, and  
other federal style bldgs in area

Witness # 3 Michael Tobia- PP

Review of photo board exhibits A1 through A5

Density in ORC would allow more units in site

Overview of remaining variances for proposed project

Discussion of proofs for project and negative criteria

Board Questions –

Carrington – use of 31 Miller, trash pick up, bedrooms at 31 Miller

Leavy – density of single family, joint driveway

Cristaldi – two way driveway for 31 Miller and townhouses

Lloyd – trash pick up, shared driveway, other townhouse complex  
in R-2 zone

Schmidt – fire hydrant

Cohen – Reducing Imp coverage, 31 Miller needs help

Marcus – parking area materials

Public Questions –

Marion Harris – Oak St – compatible with area, current bldg style

Richard Wade – Bank St – expansion of 53 Maple parking, trach, HVAC on roof

Public Comments –

Marion Harris – Oak St – not appropriate for area

Ken Miller – Macculloch Ave – list of positives for neighborhood out the negatives

Karen Kurlaner – Farragut Pl – 31 Miller renovations, townhouses are not appropriate

Summary by Delaney –

Board Deliberation –

Lloyd – good project however 7 units

Marcus – concerned with driveway

Dodick – 31 Miller to be saved

Wild - good project

Schmidt - residential use better than commercial

Carrington – 7 units

Cohen – development good for town

Delaney requested break to discuss with applicant

After 5 minute break, Delaney summarized driveway concerns to be changed and allow 31 Miller to have two way driveway.

Motion to approve by Leavy, second by Dodick