

**Regular Meeting
Board of Adjustment
December 17, 2014**

Present:

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

Absent:

Ms. Meredith Marcus

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 December 10, 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 December 3, 2014 meeting. Motion to approve by Leavy, second by Carrington

Old Business –

Resolutions –

a.) Appeal # 2338 of 26 Prospect LLC, owner of property situate block 5802, lot 20, known as 26 Prospect Street, Morristown NJ, requesting C Variances in conjunction with converting a single family house to a permitted use of a two family house

Motion to approve by Bednarz, second by Leavy

b.) Appeal # 2340 of Paul Barrese, owner of property situate block 1203, lot 3, known as 30 Valley View Drive, Morristown NJ, requesting Dimensional C Variance for installation of new ac condenser in side yard setback

Motion to approve by Leavy, second by Wild

c.) Appeal # 2337 of Whole Foods Market, lessee of property situate block 7802, lots 1 & 32, known as 104 Washington Street and 110 Washington Street, requesting amended site plan in conjunction with exterior improvements to the main food store site as well as signage

Motion to approve by Bednarz, second by Leavy

Public Hearings –

a.) Appeal # 2342 of James & Barbara Ward, owners of property situate block 1701, lot 15, known as 14 Harding Terrace, Morristown NJ, requesting C Variances for height and side yard setback in conjunction with the proposed construction of a new detached two car garage

Witness #1 - James Ward – Owner

History and overview of existing conditions with current detached garage

Witness # 2 – Alfred Stewart PE & NJ Surveyor

Elevations of property, placement of new garage at angle, overview of variances

Witness # 3 - Don Durness – Contractor

Ex A-1 Photoboard of existing conditions, overview of design of garage

Board Questions –

Public Questions/ Comments

Board Deliberation –

Motion to approve by Leavy, second by Wild

b.) Carried from the October 15, 2014 Meeting, 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

Summary of application

Witness # 1 – Charles Olivo – Traffic Engineer

Overview of previous testimony

Sightline distances, queuing of vehicles and impact to adjacent roadways

DOT plans for Rt 124

Overview of updated sight plan

Board Questions

Cross Exam by Patrick Galligan , Esq for objector

Public Questions –

Special meeting to be on Jan 28, 2015 to continue application

Review of proposed by Laws. Motion to adopt by Carrington, second by Wild

Motion to adjourn by Bednarz, second by Leavy

