

**Special Meeting
Board of Adjustment
December 9, 2015**

Present:

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

Absent:

Mr. Michael Leavy Vice Chair

Board Professionals Present:

David Brady, 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 December 3, 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 – November 4, 2015 Regular meeting and November 30, 2015 Special Meeting

Motion to approve by Wild, second by Bednarz

Old Business –

Resolutions –

a.) Appeal # 2345 of Pedro Mataj, owner of property situate block 5201, lot 16, known as 36 Sussex Avenue, Morristown NJ, requesting C & D Variances and Minor Site Plan in conjunction with expanded retail use and addition to existing building for mixed uses

Vote on resolution carried to the December 9, 2015 meeting due to revision

Public Hearings

a.) Carried from the October 14, 2015 meeting, Appeal # 2353 of The Silverman Group, owner of property situate block 1402, lot 5, known as 35 Turtle Road, Morristown NJ 07960, requesting Major Site Plan and C & D Variances to construct a new 40 unit residential apartment building

Lawrence Calli – Attorney for applicant

Summary of application to date

28 units proposed for updated plan

Witness # 1 – Michael Tobia – PP

Ex A-8 – Power Point Presentation

Summary of application

Units/acre comparison of other adjacent and nearby housing developments

Overview of new elevations, façade and materials

18 one bedroom units
10 two bedroom units

Summary of updated variances being sought

3 1/2 COAH units required, 3 on site and payment in lieu for fractional unit

Ex A-9 – Sample board of exterior materials

Board Questions –

Public Questions/ Comments

Witness # 2 – David Wisotsky – PE

Review of site plan and storm water plan

Public Questions/Comments –

Summary by Calli –

Board Deliberation

Motion for Board Attorney Brady to draft a resolution of approval by Carrington, second by Wild. Six members in favor, one nay

Motion to adjourn meeting by Bednarz, second by Wild

