

**Special Meeting
Board of Adjustment
December 14, 2015**

Present:

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

Absent:

Mr. Scott Wild

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Planner
Thomas Phelan, Traffic Engineer

The meeting was called to order by Mr. Leavy 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 7, 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 – None

Old Business – None

Resolutions – None

Public Hearings

a.) Carried from the November 30, 2015 Special Meeting, Appeal # 2341 of Madison Enterprises, owner of property situate block 7901, lot 31, known as 147-153 Washington Street, Morristown NJ, requesting Major Site Plan, Bulk Variances as well as a Use Variance to operate a retail food use

John Delaney – Attorney for applicant

Summary of previous meeting and scope of final testimony for application

Witness # 1 – Joseph Stiger – PE

Overview of signal timing at intersection

Review of Morris County report for intersection and discrepancy in timing at intersection

Pedestrian safety concerns to be addressed by applicant if approved

Ex AP-5 – Aerial view of Mills St and Washington St intersection with proposed public improvements

Ex AP-6 – Photo of new style signal head

Ex AP-7- New style push button pedestrian signal activator

Summary of capacity analysis of intersection

Board Questions –

Public Questions/ Comments –

Closing argument by objector's attorney Tom Sheridan

Closing argument by applicant's attorney John Delaney

Board Deliberation –

Motion to deny application by Bednarz, second by Marcus. All members in favor to deny

