

**Regular Meeting
Board of Adjustment
December 16, 2015**

Present:

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

Absent:

Mr. Michael Schmidt

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. 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 10, 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 –

.) Appeal # 2362 of Pastora Vasquez, owner of property situate block 3004, lot 13, known as 5 Lake Road, Morristown NJ, requesting C Variance for the construction of a front yard parking area.

Motion to approve by Cohen, second by Leavy. Six members in favor, one nay

b.) Appeal # 2372 of 11 Hill Street, LLC , owner of property situate block 4501, lot 40 , known as 11 Hill Street, Morristown NJ, requesting D Variance to use previously approved dental office as office use in a residential zone

Motion to approve by Bednarz, second by Wild. All members in favor

Public Hearings –

a.) Carried from the October 21, 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

Tom Mollica – Attorney for applicant

Applicant attorney requested application to be carried to the Jan 20, 2016 meeting.

b.) Carried from the October 21, 2015 meeting, Appeal # 2357 of Angiolina Robertelli, owner of property situate block 5103, lot 26, known as 212 Speedwell Avenue, Morristown NJ, requesting D Variance to convert existing two family house to a three family house

Marin Newmark – Attorney for applicant

Summary of prior hearings

Witness # 1 – Keith Giankopulous – AIA

Ex A7 – 4 pages of colorized site drawings

Updated landscape plan, first and third floor plan

Board Questions –

Public Questions/ Comments –

Witness # 2 – Angiolina Robertelli – Owner

Summary of history as landlord in Morristown with multiple properties

Summary of proposed improvements

Board Questions –

Public Questions/ Comments –

Summary by Newmark

Board deliberation

Motion to authorize board attorney Brady to draft a resolution of approval subject to conditions requested by the board by Wild, second by Marcus. All members in favor

c.) Appeal # 2375 of GS Morristown Plaza LLC, owner of property situate block 5901, 14, known as 33 Washington Street, Morristown NJ, requesting D Variance for use of roof deck as amenity space for residential tenants

Due to late hour, application to be carried to the January 13, 2016 meeting.

d.) Appeal # 2376 of Erika Martinez, owner of property situate block 1801, lot 7, known as 45 Ridgedale Avenue, requesting C Variances for enlargement of driveway area

Due to late hour, application to be carried to the January 20, 2016 meeting.

Motion to adjourn meeting by Bednarz, second by Leavy

