

**Regular Meeting
Board of Adjustment
December 2, 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:

David Brady, 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 November 20, 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 –

a.) Appeal # 2374 of Tino Kyprianou, owner of property situate block 8002, lot 33, known as 11 Colonial Road, Morristown NJ, requesting C Variances in conjunction with the construction of new deck within side and rear yard setbacks

Motion to approve by Marcus, second by Leavy. 5 members in favor, one nay

b.) Appeal # 2369 of The Morristown Investment Group, LLC, purchaser under contract of block 8301, lot 7, known as 150 Washington Street, Morristown NJ, requesting C & D Variances in conjunction with converting existing office use to residential and the enlargement of an existing deck

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

Public Hearings

a.) Carried from the September 16, 2015 meeting Appeal # 2364 of Espinoza Garcia, owner of vacant property situate block 3003, lot 5.01 known as vacant lands on Elliot Street, Morristown NJ, requesting dimensional variances to construct a new single family house

Application was formally withdrawn by applicant without prejudice

b.) Appeal # 2380 of Morristown Park LLC, purchaser under contract of property situate block 1303, lot 1, known as 170 Madison Avenue, Morristown NJ, requesting C & D Variances to construct a new seven unit townhouse complex

Notice was deemed insufficient and application to be re noticed and rescheduled for another meeting

c.) Carried from the October 7, 2015 meeting, 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.

Pastora Vasquez – Owner

Scarlett Vasquez – Daughter of owner

Carlos Vasquez – Owner

Witness # 1 – Geoff Gogan – AIA

Ex A-1 – Bing birds eye view southern

Ex A-2 – Bing birds eye view northern

Overview of site conditions and history of parking on Lake Rd

Board Questions –

Public Questions/ Comments

Board Deliberation

Motion to approve by Wild, second by Leavy. 6 members in favor, one nay

d.) 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

Thomas Malman – Attorney for applicant

Overview and history of property

Witness # 1 – James Pirtle – Owner

Review of hours of operation and employees

Ex A-1 – Colorized interior layout

Ex A-2 – Photo of rear of building

Basement use for exercise room

Use of parking

Board Questions –

Public Questions/Comments –

Board Deliberation –

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

Motion to adjourn by Bednarz, second by Marcus

