

**Regular Meeting  
Board of Adjustment  
February 3, 2016**

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**Present:**

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

**Absent:**

Mr. Michael Leavy  
Mr. Scott Wild  
Mr. James Bednarz

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson , Planner  
Mike Cristaldi, Engineer

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The meeting was called to order by Ms. Marcus 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 January 27, 2016 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 – Jan 6, 13 & 20 Motion to approve by Carrington, second by Schmidt. All members in favor

Old Business – None

Resolutions –

**a.) 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**

**Motion to approve denial by Carrington, second by Lloyd. All members in favor**

**Public Hearings –**

**a.) Carried from the January 20, 2016 meeting, 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**

**Application carried to the Feb 17, 2016 meeting at the request of applicant**

**b.) Carried from the January 20, 2016 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**

**Application carried to the February 17, 2016 meeting at the request of the applicant**

**c.) Carried from the December 16, 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**

**Martin New mark – Attorney for applicant**

**Overview of findings of painting the existing siding**

**Witness # 1 – Keith Giankopoulous – AIA**

**Summary of preparation and painting procedure as per Sherwin William's technical data**

**Board Questions –**

**Public Questions/ Comments –**

**Motion to approve by Lloyd, second by Schmidt. Five voting members in favor**

**d.) Carried from the Jan 13, 2016 meeting Appeal # 2377 of Blake Kabnick, owner of property situate block 1502, lot 1, known as 37 Valley View Drive, Morristown NJ, requesting C Variance to install a new stand by generator within the side yard setback**

**Blake Kabnick – Owner**

**Summary of project and proposed location of generator**

**Ex A-1 letter from neighbor in support of application**

**Board Questions –**

**Public Questions/ Comments**

**Board Deliberation –**

**Motion to approve by Cohen, second by Glover. All members in favor**

**e.) Carried from the Jan 13, 2016 meeting, 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**

**Alexis Lazzara – Attorney for applicant**

**Summary of application and variances requested**

**Ex A-1 – Proof of notice sent to county**

**Ex A-2 – Rules and regulations of amenity space**

**Witness # 1 – Zackary Gidrick – AIA**

**Overview of project - 741 sq ft, green shade, railings , roof deck system with drainage**

**Ex A-3 – Paver sample with pedestal**

**Board Questions –**

**Review of planners report**

**Public Questions/ Comments**

**Witness # 2 – Menna Jacoup – Owners Rep**

**Summary of layout of buildings and location of deck, proposed hours, and ingress & egress requirements.**

**Board Questions**

**Public Questions/ Comments –**

**Witness # 3 – David Karlsback – PP**

**Summary of variances, positive & negative criteria, Board Questions –**

**Public Questions/ Comments**

**Summary by Attorney Lazzara.**

**Board Deliberations**

**Motion to approve by Lloyd, second by Schmidt. All members in favor**

**f.) Carried from the Jan 13, 2016 meeting, Appeal # 2378 of Game Vault LLC, lessee of property situate block 4802, lot 14, known as 22 South Street, Morristown NJ, requesting Use Variance to operate a video game parlor in the CBD**

**James Bryce – Attorney for applicant**

**Summary of location and description of business**

**Witness # 1 – David Balsamini – Owner of business**

**History of business and summary of business plan, hours, employee parking, parking validation for customers,**

**Board Questions –**

**Public Questions/ Comments**

**Witness # 2 – David Karlsbach – PP**

**Ex A-1 Slide presentation, overview of positive & negative criteria**

**Board Questions –**

**Public Questions/ Comments**

**Summary by attorney Bryce**

**Board Deliberation**

**Motion to approve by Schmidt, second by Glover**

**Motion to adjourn meeting by Schmidt, second by Cohen**





