

**Regular Meeting
Board of Adjustment
February 4, 2015**

Present:

Ms. Linda Carrington
Mr. Scott Wild
Mr. Cary Lloyd, Chair
Ms. Meredith Marcus
Mr. Naveen Nadipuram

Absent:

Mr. Michael Schmidt
Mr. Lawrence Cohen
Mr. Michael Leavy Vice Chair
Mr. James Bednarz

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Michael Cristaldi, Board Engineer
Thomas Villane, VHB

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 January 28, 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 – Minutes from the January 28, 2015 meeting. Motion to approve by Wild, second by Nadipuram

Old Business –

Resolutions – A,) Appeal # 2321 of Mahyar Morristown LLC, owner of property situate block 5801, lot 4, known as 9 Prospect Street, Morristown NJ, requesting Major Site Plan with C Variances to construct a new twelve unit apartment building

Board Attorney Brady suggested resolution to be postponed to the Feb 18, 2015 meeting as applicants attorney had not had a chance to fully review. Resolution to be on Feb 18, 2015 Agenda

Public Hearings –

a.) Appeal # 2343 of James & Florence Graham, owners of property situate block 8801, lot 1, known as 37 Ogden Place, Morristown NJ, requesting C Variances in conjunction with a two story addition to rear of house.

Deficient notice. Applicant to re notice for the Feb 18, 2015 Meeting

b.) Appeal # 2346 of Steven Richter, owner of property situate block 7901, lot 9, known as 89 Washington Street, Morristown NJ, requesting C Variances to add one additional residential unit to existing structure.

Deficient notice. Applicant to re notice for Feb 18, 2015 Meeting

c.) Carried from the January 28, 2015 Meeting, Appeal # 2332 of 170 Madison Ave LLC, purchaser under contract of property situate block 1303, lot 1 , known as 170 Madison Avenue, Morristown NJ, requesting Major Site Plan and C and D Variances to construct a new building and associated site improvements for use as a child care facility

John Horan – Attorney for applicant

Witness # 1 - John McDonough – PP

Ex A-15 – Landscape plan

Overview of landscape and proposed plantings

Parking count now at 35 eliminating one parking variance

Ex A-16 – Monument sign rendering

Board Questions –

Public Questions –

Objectors presentation – Patrick Galigan – Esq for Andrea Kelley

Witness # 1 – Hal Simoff – PP & PE Traffic Engineer

**Ex OB-2 – Simoff letter regarding proposed parking plan
Overview of findings of parking spaces needed and trip generation**

Ex OB-3 – Aerial Photo

Ex OB-4 – Sight distance plan

Ex OB-5 – Photo of site looking north

Ex OB-6 – Photo of site looing south

Access points, pedestrian access, DOT improvements and impact to proposed plan

Board Questions –

Cross Exam by Horan

Rebuttal by Galigan

Public Questions of Simof

Application to be carried to a Special Meeting for March 11, 2015 at 730

Meeting adjourned by Lloyd, second by Marcus

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