

**Regular Meeting  
Board of Adjustment  
July 15, 2015**

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**Present:**

Ms. Linda Carrington  
Mr. Lawrence Cohen  
Ms. Meredith Marcus  
Mr. James Bednarz  
Mr. Scott Wild  
Mr. Michael Leavy Vice Chair

**Absent:**

Mr. Michael Schmidt  
Mr. Cary Lloyd, Chair

**Board Professionals Present:**

David B Brady, Board Attorney  
James Campbell, Adm Officer

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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 July 8, 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 – June 17 Minutes – Motion to approve by Bednarz, second by Carrington. July 1 Minutes – Motion to approve by Carrington, second by Bednarz. All members in favor

Old Business –

Resolutions –

**a.) a.) Appeal # 2365 of Julie Rebels, owner of property situate block 3101, lot 12, known as 2 Willard Place, Morristown NJ, requesting C Variance for the installation of a new AC condenser within the side yard setback.**

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

**b.) Appeal # 2307 of Ridgedale Commons LLC, owner of property situate block 702,, lots 8,9,10 & 11, known as 68-74 Ridgedale Avenue, Morristown NJ, requesting Major Site Plan, C & D variances in connection with a newly proposed residential building with 29 units requesting amendment to resolution language regarding “ Ownership” vs. “ Rental”**

**Motion to approve denial by Cohen, second by Wild. All members in favor of denial**

**c.) .) Appeal # 2359 of Maria Scumaci, owner of property situate block 7801, lot 30, known as 92 Washington Street, Morristown NJ, requesting C Variance for front yard parking area**

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

## **Public Hearings**

**a.) Carried from the June 3, 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**

**Application adjourned to the Sept2, 2015 Meeting**

**b.) Carried from the June 17, 2015 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**

**Application adjourned to the Sept2, 2015 Meeting**

**c.) Carried from the May 20, 2015 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 adjourned to the Sept2, 2015 Meeting**

**d.) Appeal #2368 of Evan Finn, owner of property situate block 7702, lot 21.01, known as 78 Western Avenue, Morristown NJ, requesting Appeal from decision of Administrative Officer for rescinding a 2012 Zoning Permit**

**John O'Donnell – Attorney for applicant**

**Summary of appeal and history of property**

**Ex A-1 – List of stipulations by applicant  
Citing exemption under 30-78A1**

**Ex A-2 - Certification by Finn**

**Ex A-3 – Letter to rescind**

**Board Questions –**

**Board attorney Brady gave advice as to his interpretation**

**Board Deliberation**

**Motion to uphold 2012 Zoning permit by Wild, second by Leavy. Five out of six members in favor**

**Motion to adjourn by Leavy, second by Bednarz**



