

**Regular Meeting  
Board of Adjustment  
June 1, 2016**

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**Present:**

Ms. Linda Carrington  
Ms. Meredith Marcus  
Susan Glover  
Mr. James Bednarz  
Mr. Scott Wild  
Justin Davis 8 P.M  
Mr. Cary Lloyd  
Mr. Lawrence Cohen

**Absent:**

Mr. Michael Schmidt

**Board Professionals Present:**

David B. 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 May 25, 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 –Minutes from the May 4, 2016 meeting – Motion to approve by Wild, second by Carrington. All members in favor

Old Business –

Resolutions –

**a.) .) Appeal # 2389 of Mayo Performing Arts, Licensee of portion of property situate block 6104, lot 2, known as 35 Maple Avenue, Morristown NJ, requesting Minor Site Plan and Use Variance for use of existing parking lot in R-2 Zone**

**Motion to approve by Wild, second by Glover. All members in favor. Member Carrington recused herself**

**Public Hearings :**

**a.) Carried from the May 18, 2016 meeting, appeal # 2358 of Scott Biggers, owner of property situate block 9001, lot 8, known as 8 Erskine Drive, Morristown NJ, requesting side yard setback for replacement of one car garage with two car garage**

**Application to be carried to the June 15, 2016 meeting**

**b.) Appeal # 2390 of Wilmot Walk LLC, owner of property situate block 4801, lot 11, known as 89 Morris Street, Morristown NJ, requesting C Variance in conjunction with new proposed ground sign of eighty square feet**

**Application to be carried to the June 15, 2016 meeting**

**c.) .) Carried from the May 18 20, 2016 meeting, Appeal # 2379 of Anthony Murphy Jr, owner of property situate block 4701, lot 58, known as 18 King Street, Morristown NJ, requesting C and D 5 Variance to convert an existing single family house into a two family with an addition to principal structure and new detached garage**

**Application carried to the June 15, 2016 meeting**

**d.) Appeal # 2391 of Aman Developers LLC, owner of property situate block 7801, lot 6, known as 21 Phoenix Avenue, Morristown NJ, requesting C Variances in conjunction with new construction of a proposed two family house**

**Carmine Campanile – Attorney for applicant**

**Summary of application for two family house with C variances in RT Zone**

**Overview of site and variances**

**Witness # 1 – Frederic Meola – PE**

**Summary of site plan and proposed drywell system**

**Ex A-1 – aerial photo of site & adjacent areas**

**Positive & Negative criteria with C Variances**

**Elimination of 2 parking spaces to reduce impervious coverage as well as the building width going from 30 to 28 feet in width**

**Board Questions –**

**Ex A-2 – Site plan with tree locations**

**Application carried to the July 6, 2016 meeting**

**e.) Carried from the May 4, 2016 meeting, Appeal # 2387 of Homeless Solutions, owner of property situate block 2001, lot 10, known as 23 Abbett Avenue, Morristown NJ, requesting C Variances in conjunction with the construction of a new two family dwelling**

**Jeffrey Kantowicz – Attorney for applicant**

**Summary of application and review from the May 4, 2016 meeting**

**Witness # 1 – Richard Schomer – PE & PP**

**Ex A-9 Colorized tax map**

**Recap of Ex A-5 – colorized site plan**

**Summary of site conditions and use analysis and comparison of other uses and lots within 200 ft radius**

**Summary of variances**

**Ex A-10 – Proposed house footprint**

**Summary by Kantowicz**

**Board Questions –**

**Public Questions/ Comments**

**Board Deliberation**

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

**F.) Carried from the May 18, 2016 meeting, Appeal # 2388 of Franz Mitterer, owner of property situate block 8001, lot 7, known as 40 Mills Street, Morristown NJ, requesting Major Site Plan with subdivision and C & D Variances**

**Ronald Heyman – Attorney for applicant**

**Brief summary of application**

**Application carried to the June 15, 2016 meeting**

**Motion to adjourn by Wild, second by Carrington**







