

**Regular Meeting
Board of Adjustment
January 20, 2016**

Present:

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

Absent:

Mr. Michael Leavy
Mr. Scott Wild

Board Professionals Present:

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

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 14, 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 – Dec 2, 9 14 & 16, 2015. Motion to approve by Bednarz, second by Schmidt. All members in favor

Old Business – None

Resolutions –

a.) Appeal # 2353 of The Silverman Group, owner of property situate block 1402, lot 5, known as 35 Turtle Road, Morristown NJ 07960, requesting Major Site Plan and C & D Variances to construct a new 28 unit residential apartment building

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

Public Hearings –

a.) Carried from the December 16, 2015 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

Thomas Mollica – Attorney for applicant

Review of correspondence form 1968 between client and town regarding site and parking

Witness # 1 – Rusty Schomer - PP

Ex A-2 – Colorized Site Plan from 11/ 4/15

Overview of proposed uses and parking plan with cross easement

Board Questions –

Public Questions/ Comments

Witness # 2 – David Richards – Principle

Overview of residential layout and bedroom count

Review of history of property

Ex A-10 – Letter from Parking Authority

Board Questions

Public Question/ Comments

Witness # 3 – Paul Phillips – PP

Overview of planning testimony including eliminating existing stacked parking and eliminating some front yard parking

More into compliance for ORC zone

Board Questions –

Public Questions/Comments

Summary by Mollica

Board Deliberation

Application carried to the Feb 3, 2016 Meeting

b.) Carried from the December 16, 2015 meeting, Appeal # 2376 of Erika Martinez, owner of property situate block 1801, lot 7, known as 45 Ridgedale Avenue, requesting C Variances for enlargement of driveway area

Witness # 1 Rusty Schomer – PE

Ex A-1 – Dec 16, 2015 Colorized site plan

Overview of site and 2014 approvals

Summary of variances requested and lot dimensions

Board Questions –

Public Questions/ Comments

Board Deliberation

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

c.) 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

Susan Rubright – Attorney for applicant

Summary of application

Waiver of Traffic & EIS requested

Motion to approve waivers by Schmidt, second by Glover

Application carried to the Feb 17, 2016 meeting

Motion to adjourn by Schmidt, second by Bednarz

