

**Regular Meeting
Board of Adjustment
January 21, 2015**

Present:

Mr. James Bednarz
Ms. Linda Carrington
Mr. Scott Wild
Mr. Michael Leavy Vice Chair
Mr. Cary Lloyd, Chair
Ms. Meredith Marcus
Mr. Michael Schmidt

Absent:

**Mr. Naveen Nadipuram
Mr. Lawrence Cohen**

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Bill Mikesell, 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 14, 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 14, 2015 meeting. Motion to approve by Carrington, second by Leavy

Old Business –

Lou Rago – attorney for Ridgedale Commons appeared before the board to seek changes to resolution language. Formal notice to be given and a calendar date to be set in the future

Letter sent from Whole Foods withdrawing their entire ZBA approval

Resolutions –

Public Hearings –

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

John Delaney – Attorney for Applicant

Overview of site, history, uses and application

Witness # 1 - John Palus PE

Overview of site plan

Ex A-1 – Aerial Map in color

Ex A-2 – Site Plan rendering in color\ with landscape overlay

Ex A-3 – Photo of existing site\ south view

Ex A-4 – Photo from SE view

Ex A-5 – Site plan rendering with overlay

Ex A-6 – Site plan rendering with overlay\SE view

Current site condition, proposed layout, landscaping operations, hours, employees

Waiver of EIS requested with exception of soil remediation, noise from drive through and exhaust at drive through

Motion by Leavy, second by Schmidt

Board Questions –

Public Questions

Application carried to the March 4, 2015 Meeting

Motion to adjourn by Lloyd, second by Leavy

