

**Special Meeting
Board of Adjustment
January 28, 2015**

Present:

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

Absent:

Ms. Meredith Marcus
Mr. Lawrence Cohen

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 21, 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 Leavy, second by Bednarz

Old Business –

Resolutions –

a.) Appeal # 2342 of James & Barbara Ward, owners of property situate block 1701, lot 15, known as 14 Harding Terrace, Morristown NJ, requesting C Variances for height and side yard setback in conjunction with the proposed construction of a new detached two car garage

Public Hearings –

a.) Carried from the December 17, 2014 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

Tom Villane from VHB

Summary of meeting with town officials, applicant, and NJ DOT regarding traffic intersection

Witness # 1 - Matthew Clark – PE

Overview of changes in site plan drainage calculations, new grading and utility plan for Major Site Plan conditions

Board Questions –

Public Questions –

Patrick Galligan – Attorney for Objector
Ex OB-1 NJ DEP Construction Plan

Witness # 2 – John McDonough PP & LA

Planning analysis

Ex A-13 – aerial photos of subject property and views from adjacent sites

Ex A-14 – Planning supplements showing direction of single family houses and locations of other day care facilities

Summary of variances, hours, staffing, parking, positive and negative criteria, hardship with unique shape of property,

Board Questions –

Application carried to the Feb 4, 2015 meeting

Motion to adjourn by Lloyd, second by Leavy

