

**Regular Meeting
Board of Adjustment
July 1, 2015**

Present:

Ms. Linda Carrington
Mr. Cary Lloyd, Chair – 8:15pm
Mr. Lawrence Cohen
Ms. Meredith Marcus
Mr. James Bednarz
Mr. Scott Wild

Absent:

Mr. Michael Schmidt
Mr. Michael Leavy Vice Chair

Board Professionals Present:

David B Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Michael Cristaldi, Board Engineer

The meeting was called to order by Mr. Cohen 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 June 25, 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 - None

Old Business –

Resolutions –

a.) Appeal # 2351 of AHS Investment Corp, owner of property situate block 3901, lots 4, 5, & 6, known as 96, 98 & 100 Franklin Street, requesting board interpretation for discrepancies in zoning ordinance regarding RG-M and RG requirements and determination if C or D Variances will apply and board jurisdiction

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

b.) Appeal # 2350 of Morristown Green, LLC, Lessee of property situate block 5901, lot 3.06, known as 17 North Park Place, Morristown NJ, requesting D Variance and Minor Site Plan in conjunction with the use of retail space for office use for a period certain

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

Public Hearings

a.) 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

Maria Scumaci – Property Owner

**Single family with no off street parking
One space 10 X 20 for single vehicle**

Ex A-1 through A-4 – Site photos of existing conditions

Board Questions –

Public Questions/ Comments

Board Deliberation

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

b.) 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

Brian & Julie Rebels – Property Owners

New ac unit in side yard setback

Ex A-1 Site Photo of proposed location and proximity to neighbor's yard

Board Questions –

Public Questions/Comments –

Board Deliberation

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

c.) Carried from the June 3, 2015 meeting, 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 46 unit residential apartment building

Douglas Henshaw – Attorney for applicant

Summary of application

Witness # 1 David Minno AIA

Ex A-4 - Power point presentation

Overview of changes

Two tiered parking with lower level below grade

Summary of apartment layouts

Ex A-5 – Materials Sample Board

Board Questions –

Public Questions/Comments

Witness # 2 – Gary Dean PE & Traffic Engineer

Trips per hour and overview of parking

Loading zone

Traffic impact to surrounding neighborhood & volume

Board Questions –

Public Questions/Comments

Application to be carried to the August 19, 2015 meeting

Meeting to adjourn by Lloyd, second by Bednarz

