

**Special Meeting
Board of Adjustment
July 9, 2014**

Present:

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

Absent:

Mr. Lawrence Cohen

Board Professionals Present:

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

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 July 2, 2014 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 from the June 18 Meeting - motion to approve by Bednarz, second by Carrington

Resolutions:

a .) Appeal # 2327 of Leslie Dorber, owner of property situate block 3003, lot 11, known as 26 Elliot Street, Morristown NJ, requesting C Variances for Side Yard setback and impervious coverage in conjunction with a one story addition

Motion to approve by Nadipram, second by Wild

b.) Appeal # 2328 of 11 Clinton Place Associates, LLC, owner of property situate block 5802,, lot 12, known as 12 Clinton Lane, Morristown NJ, requesting C Variances in conjunction with construction of a new two family house

Motion to approve by Bednarz, second by Wild

c.) Appeal # 2307 of Ridgedale Commons LLC, owner of property situate block 702,, lots 8,9,10 & 11, known as 68-74 Ridgedale Avenue, Morristown NJ, requesting Major Site Plan, C & D variances in connection with a newly proposed residential building with 33 units

Motion to approve by Leavy, second by Carrington

Public Hearings:

a.) Carried from the June 18, 2014 meeting, Appeal # 2264 of DBS Holdings, LLC, owner of property situate block 4501, lot 16, known as 29 Elm Street, Morristown NJ, requesting C Variance and minor site plan in conjunction with altering the parking lot for perpendicular parking spaces

John Delaney – Attorney for applicant

March 2012 original approval, gave overview of amended application to adjust three parking spaces and landscaping

Witness # 1 Richard Schommer PE

Ex A-1 Colorized rendering of site plan, gave overview of site, impervious coverage to increase slightly, review of board engineer's report

Witness # 2 Dr. Jay Schuster – Property Owner

Discussion of proposed landscape plan

Summary by Delaney

Board Deliberation

Motion to approve amended application by Leavy, second by Nadipuram

b.) Amended Appeal # 2277 of Bloom Studio, owner of property situate block 6004, lot 15, known as 2 Maple Avenue, Morristown NJ, requesting amended Major site plan and Variance for expansion of use into basement

Lawrence Calli – Attorney for applicant

Summary of original application and amended application

Witness # 1 Lisa Dolan – Owner

Witness # 2 Marla Ricardelli – Owner

Overview of proposed new interior layout including basement and roof top

Witness # 3 Anthony Kiru AIA

Overview of existing approved exterior and proposed changes and materials to be used

Ex A-2 Exterior façade sample of panels

Ex A-3 Color sample

Exterior sign design to change but same size

Witness # 4 Meghan Hunter PP

Overview of Use and positive and negative criteria

Ex A-4 Color photos of area

Board deliberation

Updated drawings to be submitted and renderings

Summary by Calli

Motion to approve amended application by Wild , second by Leavy

Ex A-1 Colorized rendering of building from corner of Market & Maple

c.) Appeal # 2330 of Verizon Wireless, lessee of property situate block 6301, lot 2, known as 181 South Street, Morristown NJ, requesting Major Site Plan and Conditional Use Variance for new telecommunications facility

Reggie Johnson – Attorney for Applicant

Overview of application

Witness # 1 Glenn Pierson RF Engineer

Overview of Verizon and frequency use for cellular companies

Ex A-1 Coverage Map with overlays

Ex A-2 Existing site coverages and signal strength

Application carried to the August 20, 2014 Meeting

Motion to adjourn by Carrington, second by Bednarz