

**Regular Meeting
Board of Adjustment
June 18, 2014**

Present:

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

Absent:

Scott Wild

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 June 11, 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 4 Meeting - motion to approve by Bednarz, second by Marcus

Resolutions:

a.) Appeal # 2320 of Doug Shelley, owner of property situate block 403, lot 12, known as 15 Hillary Avenue, Morristown, requesting C Variance for undersized lot width in conjunction with construction of a new two family house

Motion to approve by Bednarz, second by Cohen

b.) Appeal # 2324 of DCI Signs, contractor for AMC Theater, lessee of property situate block 4901, lot 1.06, known as 43 Speedwell Avenue, requesting C Variance for new signage in connection with new theater tenant

Motion to approve by Carrington, second by Marcus

Public Hearings:

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

Leslie Dorber, owner of property

Overview of project, one story addition w half bathroom
Variances needed to coverage and side yard setback
Exterior materials to match existing house

Public Questions and comments – none

Board Deliberation

Motion to approve by Cohn, second by Carrington

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

Brian Burns - Attorney for applicant

**Gave history of private lane and property in RT-1 zone
Overview of variances**

Witness # 1 Craig Villa – PE

**Ex A-1 – colorized rendering of existing site
Ex A-2 Colorized proposal**

**New two family house would be more conforming to zone
Overview of setbacks**

Board Questions

Public Questions – Deborah Perucci

Witness # 2 – Paul Ricci PP

Ex A-3 photos of site and surrounding properties
Summary of site and history
Positive & Negative criteria

Board Questions

Public Questions – Deborah Petrucci

Public Comments – Deborah Petrucci

Summary by Burns – remove a non conforming use and replace with conforming

Board Deliberation

Motion to approve by Leavy, second by Marcus

c.) 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

Carried to the July 9, 2014 meeting due to late hour

Motion to close by Bednarz, second by Carrington

