

**Regular Meeting
Board of Adjustment
June 3, 2015**

Present:

Ms. Linda Carrington
Mr. Cary Lloyd, Chair
Mr. Lawrence Cohen
Mr. Scott Wild
Mr. Michael Leavy Vice Chair

Absent:

Mr. Naveen Nadipuram
Mr. Michael Schmidt
Ms. Meredith Marcus
Mr. James Bednarz

Board Professionals Present:

Robert Correale, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Michael Cristaldi, Board Engineer
Thomas Phelan, Traffic Consultant

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 May 27, 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 May 6, 2015 meeting. Motion to approve by Carrington, second by Wild. All members in favor

Old Business –

Resolutions –

a.) Denial of 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

Motion to Approve by Carrington, second by Leavy – all members voted to approve motion of denial

Public Hearings

a.) Appeal # 2357 of Angiolina Robertelli, owner of property situate block 5103, lot 26, known as 212 Speedwell Avenue, Morristown NJ, requesting D Variance to convert existing two family house to a three family house

Martin Newmark – Attorney for applicant

Summary of waivers requested for EIS, Site Plan & Traffic

Board voted to approve waiver requests, all members in favor

Witness # 1 – Keith Gianakodoulos – AIA

Summary of plan to convert existing 2 family to three family

Ex A-1 – enlarged site plan showing existing parking stripping

Ex A-2 – photos of site (5)

Summary of additional renovations to exterior

First fl – 3 bed

Second fl – 3 bed

Third fl – 2 bed

Front porch to be shared feature

Parking plan discussion, existing garage and carport for storage only

Board Questions –

Public Questions/ Comments

Witness # 2 P. David Zimmerman – PP

History of neighborhood and property

Ex A-3 Tax Map

Ex A-4 – Porch Photo

Ex A-5 – Map of dwelling units in adjacent properties

Positive & Negative criteria with proposed use

Board Questions –

Public Questions/ Comments

Application to be carried to the July 15, 2015 meeting

b.) Appeal # 2344 of John Thomas, owner of property situate block 1601, lot 14, known as 22 Washington Avenue, Morristown NJ, requesting Use Variance to add a second unit in a single family zone

Witness # 1 F.J. Rawding AIA & PP

Overview of property

Ex A-1 Site Photos

Ex A-2 Left side photo

R2 zone with approx. 24 k sq , existing setbacks

Board Questions –

Public Questions –

John Thomas – Owner

Summary of use and history of property since 1991

Motion to carry application to July 15, 2015

C.)Carried from the April 15, 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

Application carried to the July 1, 2015 meeting

Motion to Adjourn by Lloyd, second by Wild

