

**Regular Meeting
Board of Adjustment
March 16, 2016**

Present:

Ms. Linda Carrington
Mr. Lawrence Cohen
Ms. Meredith Marcus
Mr. Cary Lloyd
Mr. Michael Schmidt
Mr. Scott Wild

Absent:

Susan Glover
Mr. James Bednarz

Board Professionals Present:

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

The meeting was called to order by Ms. Marcus 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 March 9, 2016 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 – Feb 3 & Feb 17, 2016 Minutes. Motion to approve by Wild, second by Lloyd. All members in favor

Old Business – None

Resolutions –

a.) a.) Appeal # 2375 of GS Morristown Plaza LLC, owner of property situate block 5901, 14, known as 33 Washington Street, Morristown NJ, requesting D Variance for use of roof deck as amenity space for residential tenants

Motion to approve by Lloyd, second by Schmidt. All members in favor

b.) Appeal # 2378 of Game Vault LLC, lessee of property situate block 4802, lot 14, known as 22 South Street, Morristown NJ, requesting Use Variance to operate a video game parlor in the CBD

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

7.) Public Hearings:

a.) Carried from the March 2, 2016 meeting, Appeal # 2356 of Richards & Robbins Group, owner of property situate block 6102, lot 12, known as 40 Maple Avenue, Morristown NJ, requesting C & D Variances in conjunction with the conversion of existing office space into two new residential units

Written notice from applicant to withdraw application without prejudice.

b.) Carried from the March 2, 2016 meeting, Appeal # 2379 of Anthony Murphy Jr, owner of property situate block 4701, lot 58, known as 18 King Street, Morristown NJ, requesting C and D 5 Variance to convert an existing single family house into a two family with an addition to principal structure and new detached garage

Applicant requested to be carried to the April 20, 2016 meeting. No further notice required

c.) Appeal # 2383 of New York SMSA Limited Partnership d/b/a Verizon Wireless, lessee of property situate block 4701, lot 65, known as 139 Morris Street, Morristown NJ, requesting Conditional Use approval for installation of wireless communications node and equipment

Applicant requested to be carried to the April 6, 2016 meeting. No further notice required

d.) Carried from the Feb 29, 2016 Special Meeting, , Appeal # 2380 of Morristown Park LLC, purchaser under contract of property situate block 1303, lot 1, known as 170 Madison Avenue, Morristown NJ, requesting C & D Variances to construct a new seven unit townhouse complex

Susan Rubright – Attorney for applicant

Summary of changes as per board comments

Witness # 1 – Steven Considine – Principle

Removal of 2nd garage on end unit

Number of exterior colors from 7 to 2
New style of garage doors
Fence on property line to be shifted more towards rear lot line

Ex A-8 – Color renderings
Ex A-9 – Photo’s of buffer

Updated landscape design with 2 ft retaining wall to prevent run off
Overview of revised plans as submitted

Ex A-11 – DOT Letter regarding access permit

Board Questions –

Public Questions / Comments

Summary by Rubright –

Board Deliberation –

Motion to approve by Lloyd, second by Schmidt. All members in favor

e.) Appeal # 2385 of AHS Hospital Corp, owner of property situate block 4201, lot 1, known as 100 Madison Avenue, Morristown NJ, requesting Major Site Plan, C & D Variances in conjunction with new signage, entrance vestibule, and parking modifications

Willard Bergman – Attorney for applicant

Summary of application

Ex A-1 Color Site Drawing

Witness # 1 – Peter Palmer – Director of Construction

Overview of project and need for improvements

Board Questions –

Public Questions –

Witness # 2 – Kurt Bauer – AIA

Ex A-2- Photos of proposed location for renovation

Ex A-3 – Floor Plan

Ex A-4 – 3D Rendering

Board Questions –

Public Questions –

Witness # 3 – Philip A. Smith

Overview of site condition and proposed work

Far ratio for parking requirements and lot coverage

Board Questions –

Public Questions/ Comments

Witness #4 – Daniel McSweeney – PP

D4 Variance for FAR

Summary of positive & negative criteria

Board Questions –

Public Questions/ Comments

Summary by Bergman –

Board Deliberation

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

d.) Appeal # 2381 of Emerson Simon, owner of vacant property situate block 2602, lot 2, known as 17 Anderson Street, Morristown NJ, requesting C Variances to construct new single family house

Emerson & Shannon Simon – Owners of property

History of property and list of variances

Board Questions –

Public Questions –

Witness # 1 – David Egarian – PE

Overview of storm water management and variances for application

Board Questions –

Public Questions/ Comments

Witness # 2 – Jason Lembo – Home builder

Summary of house layout and modular construction

Board Questions –

Public Questions/ Comments

Board Deliberation

Motion to approve by Lloyd, second by Schmidt. All members in favor

Motion to adjourn meeting by Lloyd, second by Schmidt

