

**Regular Meeting
Board of Adjustment
March 19, 2014**

Present:

Mr. Cary Lloyd, Chair
Mr. James Bednarz
Ms. Linda Carrington
Scott Wild
Ms. Helen Dodick
Mr. Michael Leavy Vice Chair

Absent:

Meredith Marcus
Mr. Michael Schmidt
Mr. Lawrence Cohen

Board Professionals Present:

John Wyciskala, Board Attorney
James Campbell, Adm Officer
Charles Carley, Board Engineer
Phil Abramson, Board Planner

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 March 12, 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 March 5 Meeting - motion to approve by Carrington, second by Leavy

Resolutions: None

Public Hearings:

a.) Carried from the February 5, 2014 meeting, Appeal # 2316 of South Street Dumont LLP, owner of property situate Block 4802, Lots 12 & 12.01, known as 48-50 South Street, Morristown NJ , seeking C and D Variances as well as Minor Subdivision, Major Site Plan Approval and Minor Site Plan Approval for the proposed construction of Eight Apartments in the CBD Zone

Alan Rich - Attorney for applicant

Gave overview of application with two separate entities at 48 South and 50 South. Newly proposed to be two floors of residential units with parking underneath at grade level. Existing building to be renovated to contain existing restaurant and upper floors to be converted to residential

Witness # 1 Paul Anderson PE

Discussed site plan and parking spaces to be allocated, bulk variances associated with project, trash removal, utilities, exterior lighting and water runoff. Waiver requests were made for landscape plans and EIS.. The engineer's report was reviewed and discussed

Witness # 2 John Van Lenten AIA

Presented exhibits showing new proposed front facade as well as new addition. Existing kitchen exhaust to remain in same location with chase built around it.

Witness # 3 Peter Steck PP

Gave overview on entire project, presented exhibits showing current street views, discussed all variances and positive and negative criteria

Witness # 4 Joseph LoBozzo - Property Owner -

answered questions regarding parking areas for residents as well as restaurant use. Signs indicating resident parking to be installed as needed.

Board deliberated and a motion to approve was given by Bednarz, Second by Carrington. All members in favor

Motion to close meeting by Bednarz, second by Carrington

