

**Regular Meeting
Board of Adjustment
March 4, 2015**

Present:

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

Absent:

Mr. Scott Wild

Board Professionals Present:

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

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 February 25, 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 February 18, 2015 meeting. Motion to approve by Bednarz, second by Leavy

Old Business –

Resolutions –

a.) Appeal # 2321 of Mahyar Morristown LLC, owner of property situate block 5801, lot 4, known as 9 Prospect Street, Morristown NJ, requesting Major Site Plan with C Variances to construct a new eleven unit apartment building

Motion to approve by Bednarz, second by Nadipuram

Public Hearings –

a.) Appeal # 2347 of Philip Platania, owner of property situate block 2101, lot 23, known as 23 Garden Street, Morristown, requesting C Variances in conjunction with a second story alteration of an existing single family house.

Phil Platania – Owner

Overview and history of property

Remove and rebuild second story with new roof lines and new front porch

200 foot list to be re mailed and receipts provided at the March 18, 2015 meeting

Board Questions –

Public questions & Comments

Board Deliberation

Board authorized Attorney Brady to draft a resolution to approve on March 18, 2015 for final vote

b.)Appeal # 2348 of Morris Habitat for Humanity LLC, purchaser under contract of property situate block 2303, lot 3, known as 10 Willow Street, Morristown NJ, requesting C Variances in conjunction with the construction of a new two family house

James Mullens – Attorney for applicant

Overview of property and Habitat for Humanity and Morristown

Witness # 1 – Alfred Stewart PE

**Overview of application and layout of proposed building
Variances list of proposed development and parking**

Board Questions –

Public Questions & Comments -

Witness # 2 – Bruce Katona – PP

**Summary of variances for two family in a permitted zone
Positive and negative criteria**

Board Questions –

Public Questions & Comments

Summary by Mullens

Board Deliberation –

Motion to approve by Cohen, second by Leavy

**c.) Carried from the January 21, 2015 Meeting, Appeal # 2341 of
Madison Enterprises, owner of property situate block 7901, lot 31,
known as 147-153 Washington Street, Morristown NJ, requesting
Major Site Plan, Bulk Variances as well as a Use Variance to operate a
retail food use**

John Delaney – Attorney for applicant

Summary of first meeting

Witness # 1 Joseph Steiger – PE Traffic Engineer

Overview of traffic study and findings and parking on site

Board Questions –

Applicant seeks to revise submission and amend application

Application carried to the April 15, 2015 meeting

Motion to adjourn by Lloyd, second by Bednarz

