

**Regular Meeting
Board of Adjustment
March 5, 2014**

Present:

Mr. Cary Lloyd, Chair
Mr. James Bednarz
Meredith Marcus
Mr. Michael Schmidt
Mr. Lawrence Cohen
Ms. Linda Carrington
Scott Wild
Ms. Helen Dodick
Mr. Michael Leavy Vice Chair

Absent:

Board Professionals Present:

Robert Correale, Board Attorney
James Campbell, Adm Officer
Michael Cristaldi, 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 February 26, 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 Feb 19 Meeting - motion to approve by Wild, second by Leavy

Resolutions:

Public Hearings:

a.) Appeal # 2319 of Giorgio Chiappa, owner of property situate block 5501, lot 20, known as 22 Kenmuir Avenue, Morristown, requesting C Variance to construct rear deck in side yard setback encroachment

Cancelled due to defect in public notice

b.) Appeal # 2318 of Priscilla L. Grigas, owner of property situate block 7201, lot 25, known as 69 James Street, Morristown, requesting C Variances for undersized lot and side yard setbacks in conjunction with construction of a new single family house

Larry Calli - Attorney

Attorney Calli gave history of property and the R 1 Zone in which property is in.

Witness # 1 Kevin Page PP & PE - gave overview of project and current conditions and set backs and compared them to proposed project

Witness # 2 Jay Grant - Builder - Single family ranch home to be constructed with unfinished attic and basement. One floor living for elderly client. Ac unit to be placed behind house and landscaping to be more dense at adjacent property

Motion to approve by Leavy, second by Cohen

c.) Carried from the January 22, 2014, Appeal # 2307 of Ridgedale Commons LLC, owner of property situate block 702,, lots 8,9,10 & 11, known as 68-74 Ridgedale Avenue, Morristown NJ, requesting Major Site Plan, C & D variances in connection with a newly proposed residential building with 33 units

Lou Rago - Attorney for applicant - Summary of previous meetings testimony and overview of project

Witness # 1 Lawrence Appel - AIA

Summary of changes with exhibits showing smaller footprint, updated variances, landscape plan, community room and trash location

Witness # 2 Peter Steck PP

Gave overview of all variance requests, special reasons, positive and negative criteria

Board deliberated until approx 11:30 pm and carried appeal to the April 16, 2014 Meeting

Motion to close by Wild, second by Leavy