

**Regular Meeting
Board of Adjustment
May 4, 2016**

Present:

Ms. Linda Carrington
Ms. Meredith Marcus
Mr. Michael Schmidt
Susan Glover
Mr. James Bednarz
Mr. Scott Wild
Justin Davis

Absent:

Mr. Cary Lloyd
Mr. Lawrence Cohen

Board Professionals Present:

David B. 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 April 27, 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.

New board member Davis was sworn in to fill vacancy of Alternate # 1

Minutes –Minutes from the April 6 & April 20, 2016 meetings – Motion to approve by Wild, second by Carrington. All members in favor

Old Business –

Resolutions –

a.) 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

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

b.) Appeal # 2386 of Christopher & Margaret Connors, owner of property situate block 1503, lot 16, known as 59 Washington Avenue, Morristown NJ, requesting C Variances in conjunction with proposed addition and deck to existing single family house

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

Public Hearings :

a.) Carried from the April 20, 2016 meeting, appeal # 2358 of Scott Biggers, owner of property situate block 9001, lot 8, known as 8 Erskine Drive, Morristown NJ, requesting side yard setback for replacement of one car garage with two car garage

Application to be carried to the June 1, 2016 meeting

b.) Appeal # 2390 of Wilmot Walk LLC, owner of property situate block 4801, lot 11, known as 89 Morris Street, Morristown NJ, requesting C Variance in conjunction with new proposed ground sign of eighty square feet

Application to be carried to the June 1, 2016 meeting

c.) Carried from the April 6, 2016 meeting, appeal # 2384 of Regina Coelli Ent LLC, owner of property situate block 6204, lot 2, known as 13 Madison St, Morristown NJ, requesting C & D Variances for proposed addition and expansion of office use in the ORC Zone

Lawrence Calli - Attorney for applicant

Summary of application

Witness # 1 - Deborah Baseil – owner

Summary and history of property and business operations

Board Questions –

Public Questions/ Comments

Witness # 2 – Geoff Gogan AIA & PP

Architectural Testimony

Ex A-1 – Colorized site plan pg C-1

Overview of site plan

Ex A-2 – Colorized Plan Sheet A-1

Existing basement to remain

Ex AP3 – Colorized first floor plan sheet A-2

Ex AP4 - 2nd floor res plan

Ex AP5 - 3rd floor res plan

No changes to residential unit

Ex AP6 – Right side elevation

Ex AP7 – Left side elevation

Ex AP9 – Front Yard photo

Ex AP10 - Updated page C-6

Board Questions –

Public Questions/ Comments

Planning Testimony by Gogan

Summary of variances and for D1 & D2

Overview of positive & negative criteria

EX – AP11 – Buffer plan

Ex AP-12 - * color site photos

Summary of planning testimony

Board questions –

Public questions/ Comments

Summary by Calli

Board deliberation

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

d.) Appeal # 2387 of Homeless Solutions, owner of property situate block 2001, lot 10, known as 23 Abbett Avenue, Morristown NJ, requesting C Variances in conjunction with the construction of a new two family dwelling

Jeffrey Kantowicz – Attorney for applicant

Summary of application in RT-1 Zone

Witness # 1 – Danial McGuire – President of Homeless Solutions

Overview of business and summary of application for this lot

Ex A-1 – 38-42 Abbett

Ex A-2 – 34 Abbett

Ex A-3 – 29 Abbett

All exhibits of other Homeless Solutions projects in neighborhood

Board Questions –

Witness # 2 – Richard Schommer Jr – PE

Overview of site details

Ex A-4 – Colorized area map

Ex A-5 – Colorized Site Plan

Summary of site plan

Witness # 3 – Jason Kliwenski – AIA

Summary of application and proposed two family house

Ex A-6 – Floor plans with window changes

Ex A-7 – Updated Elevations

Ex A-8 – Color rendering of house

Board Questions –

Public Questions

Application carried to the June 1, 2016 meeting

Motion to adjourn by Bednarz, second by Schmidt

