

**Regular Meeting
Board of Adjustment
April 3, 2013 Minutes**

Present:

Mr. Lawrence Cohen, Chair
Ms. Linda Carrington
Mr. James Bednarz
Brian McShane
Ms. Helen Dodick
Mr. Cary Lloyd, Vice Chair
Meredith Marcus

Absent:

Mr. Michael Leavy
Mr. Michael Schmidt

Board Professionals Present:

Robert Correale, Board Attorney
James Campbell, Adm Officer
Michael Cristaldi, Board Engineer

The meeting was called to order by Mr. Cohen 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 28, 2013 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.

Resolution for Appeal # 2298, Red Oaks School to be carried until April 17, 2013

Appeal # 2300, N & B carried to May 1, 2013

Public Hearings

(a) Appeal # 2304 of Alan & Christine Fox, owner of property situate block 4501, lot 1.02, known as 51 Hill Street, Morristown NJ, requesting dimensional variance to construct rear yard deck

Owners Alan & Christine Fox

Summary of current conditions 7 ft deep deck

Proposed deck would be an additional 7 feet

Current deck to be removed

New deck would not have staircase

24 feet to property line proposed

Board Questions:

Carrington - stairs on deck, garden space, recreation, storage under deck

Bednarz – approvals from association

Marcus - final deck elevations

McShane – existing deck to be removed, proximity to trash area.

Lloyd – total units in association

Correale – Association entity and by laws

Public Questions and Comments:

Elisia Koeneke – Association president – all owners are in favor

Carmen Artis – Unit owner if favor

John Hammel – Unit owner – in support of application

Conrad Koeneke – improves look of property

Board Deliberation:

Lloyd – great to see neighbors involved and supportive

Marcus- Nice turnout in support

McShane – positive for association

Cohen – Good application and for association to be involved

Motion to approve by Bednarz, second by Dodick

Application approved:

b.) Appeal # 2303 of Gertrude Sofman, owner of property situate block 8403, lot 5, known as 79 Chestnut Street, Morristown NJ, requesting use variance for use as a two family dwelling.

Gertrude Sofman – property owner –

Description of current property and history of property being in family for 56 years

House has a total of four levels, three livable, one basement area with mechanicals.

Uppermost 2 levels would make one dwelling unit

Level below that would comprise second unit.

Exhibits A1 through A7 presented – all showing exterior of property from all sides.

Parking area in rear of property to be redone at later date, possibly gravel or paved

Board Questions:

Cohen – rear lot access, front porch, time frame for exterior repairs

Carrington – info on basement, laundry facilities, air conditioning

Bednarz – house converted to 2 family, second kitchen, exterior lighting, parking area in rear

McShane – repairs to front porch and side stairs

Christaldi – separation of units

Dodick – number of tenants

Board Deliberation:

Lloyd – ok with 2 family use - parking area needed at rear

McShane – exterior porch repairs

Marcus – non owner occupied properties are not maintained

Bednarz – Exterior lighting needed and railings at side stairway

Cohen – board would be negligent to approve without repairs as a condition

Carrington – two family use consistent with neighborhood

Conditions of approval – No use of basement as dwelling unit, parking area at rear to be 800 sf with gravel, exterior lighting and repair of exterior stairs and included railings

**Motion to approve by Lloyd, second by Bednarz
Application approved**

Other Business:

Carrington inquiring regarding Parking Authority and parking availability to residential users

Motion to close meeting by Carrington, second by Lloyd

