

**Regular Meeting
Board of Adjustment
June 19 , 2013 Minutes**

Present:

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

Absent:

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Michael Cristaldi, Board Engineer
William Mikesell, Board Planner

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 June 12, 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.

The Peck School Resolution for Appeal # 2282 was adjourned until the July 17, 2013 meeting

Appeal # 2287 was also adjourned to the July 17, 2013 meeting due to a deficiency in the public notice.

The next regular meeting scheduled for July 3, 2013 will be cancelled due to a lack of quorum after polling members' availability

Continuation of Appeal # 2300 - N & B Asscoc – 98 Washington St, from May 1, 2013

Jessica Mariconda – Atty

Recap of testimony from the May 1, 2013 meeting

Witness # 1 – Peter Dorne – AIA

Summary of changes to new plans
Elimination of window wells

Ex A-11 – picture and specs of new proposed ac units

Floor area more defined

Elevations of building simplified

Ex A-12 – Streetscape massing as compared to surrounding buildings

Ex A-13 – Sightline of building

Board Questions –

Carrington – same footprint as old building, façade to match others,

Cohen – front yard setbacks, adjacent building line

Lloyd – building height, chimneys

Bednarz – ridge dimensions, ada access and bathrooms, gross sf of building, roof run off, move building back

Cristaldi – windows at lower levels, 4 to 2 ac units

Miksell – HPC letter, character of buildings

Public Questions –

Ken Miller HPC – setback of original building

Witness # 2 Celia Dehuff - Landscape Architect –

Ex A-14 updated landscape plan

More simplified

Board Questions –

Mikesell – irrigation system ,planting of trees

Public Questions – None

Witness # 3 Mark Denisuk – Ferreiro Engineering

Summary of changes to site

Board Questions –

Leavy – total parking spaces at 9, moving building back and parking impact,

Bednarz – 3619 sf floor area

Lloyd, - tree in front

Mikesell – employees during work hours

Cohen – client parking, paid parking spaces

Cristaldi – total employees and current parking spaces

Witness # 4 – Kevin Barber – Property & Business Owner

Description of current site conditions

Ex A-15 – Current interior conditions

Board Questions – Mikesell – building moves back six feet

Cristaldi – relocating ADA ramp

Bednarz – pushing building back

Leavy – client parking problems

Ex B-1 – Cristaldi photo of tree in front yard

Witness # 5 – John Hansen PP

Discussion of buffer, history of building, proposed building facilities, no detriment to public

Board Questions –

Lloyd – surrounding properties mixed use, consolidation of lots, siding materials

Public Questions –

Ken Miller HPC – setbacks of adjacent buildings

Summation by Mariconda

Board Deliberation –

Leavy – in favor, area needs improvement,

Carrington – 18 spaces required, move building back, town lot for employees

Marcus – no required town parking, move back building

Lloyd – self regulate parking, ok with current setback of building

Schmidt – parking not an issue, setbacks

Dodick – parking ok

Bednarz – ok with no residential, self regulate parking, setback of building

Cohen – lease 5 spaces from parking auth.

Motion to approve by Lloyd, second by Leavy

Motion approved all members in favor

Motion to close meeting by Bednarz, second by Carrington