

**Regular Meeting
Board of Adjustment
March 6, 2013 Minutes**

Present:

Mr. Lawrence Cohen, Chair
Ms. Linda Carrington
Mr. Michael Leavy
Mr. Michael Schmidt
Mr. James Bednarz
Brian McShane

Absent:

Ms. Helen Dodick
Mr. Cary Lloyd, Vice Chair
Meredith Marcus

Board Professionals Present:

Phil Abramson, Board Planner
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 February 27, 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.

Resolutions

Memorialize approval of # 2297 of Luis Tamay, owner of property situate block 501, lot 7, known as 16 Garden Street, Morristown NJ, requesting Dimensional Variance for side yard setback to construct an addition to second floor.

Public Hearings

(a) Continuation of Appeal # 2269 from February 6, 2013 of William Lloyd, owner of property situate block 4701, lot 14, known as 52 Elm Street, Morristown NJ, requesting Use Variance, Dimensional Variances, and Major Site Plan to construct addition to create eight additional residential units. Applicant requested a continuation to be heard at the regular meeting on March 20, 2013. No further notice is required.

(b) Appeal # 2298 of Red Oaks School, Lessee of property situate block 2801, lot 2, known as 340 Speedwell Avenue, Morristown NJ, requesting dimensional variances and related minor site improvements including signage, dumpster location and children's play areas.

Board member McShane recused himself from this application and removed himself from the table

Brian Burns – Attorney for Red Oaks School
2 sets of drawings – 1 site plan, the other architectural
Discussion of prior approvals with board

Overview of proposed plan

Witness # 1 Robert Keller - PE & PP

Exhibits presented:

- A1 photo board
- A2 aerial photo
- A3 aerial satellite photo
- A4 drawing CP1 with added annotations
- A5 supplemental site plan of CP1

Description of current site, 3.3 acres, building is 10,900 gross sf,
79 parking spaces

Discussion of proposed items

Additional canopies at doorways with signs

Relocation of shed and garbage areas surrounded by 6ft solid vinyl
fence

Relocation of basketball area

Board Questions –

Cohen – separation of recyclables, placement of shed from
property lines,

Carrington – awnings at façade, Columbian Club use of basketball
equip,

Cristaldi – chain link fence

Abramson – security features to take basketball hoops out of
service

Bednarz – right to use encroachment

Keller describes signs and sizes proposed vs. existing

Discussion of basketball use, time of use, parking lot interaction during recess, gate to be closed at recess

6 total parking spaces to be eliminated with new planters placed in parking lot to help with traffic flow

Positive & negative criteria listed for signs

Discussion of engineer's report

No further encroachments

After school program

Organized games offsite

Access to dumpster

Trees to be pruned

Removable bollards to become permanent

Gate closing at entryway

Board Questions:

Cohen – Recess times,

Leavy – portable hoop vs. permanent, façade changes

Bednarz – parking lot lighting, fire truck access, handicap parking, sidewalk widening

Planner's Report –

No changes in lighting

Rendering hoops non usable when school not in session

Illuminated signs

Public Questions – None

Public Comments – None

Further Board Questions – None

Summation by Brian Burns

Board Deliberation

Leavy – approve with an as built for discussed changes, summer use and other school activities

Cohen – folding basketball units, R3 Zone, 10 ft buffer

Carrington – summer camp use

Bednarz – buffer zone, no issue with signs,

Schmidt – fine with all comments

Conditions to be listed in resolution – revised pans, basketball apparatus to be secured when not in use, landscape buffer to be installed

Motion to approve appeal by Leavy, second by Bednarz

All members voted in favor

Motion to close meeting by Carrington, Second by Leavy

