

**Regular Meeting
Board of Adjustment
September 11, 2013 Minutes**

Present:

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

Absent:

Ms. Helen Dodick
Mr. Lawrence Cohen, Chair

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. 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 September 4, 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:

a.) Appeal # 2310 of Leanne Blair, owner of property situate block 3203, lot 4, known as 21 Walker Avenue, Morristown NJ, requesting Dimensional Variance to construct a second story addition to rear of house.

Motion by Carrington, second by Bednarz

Public Hearings:

a.) Carried from the August 21 meeting Appeal # 2175 of George Street Commons, owner of property situate block 2202, lot 2, known as 9 George Street, Morristown NJ, requesting Amended Site Plan to construct 18 residential units and associated site improvements when 24 were originally approved

Louis Rago – Attorney for applicant

Overview of application and history or prior approval at site

24 units originally approved, now seeking amended site plan with only 18 units and a smaller site

Witness # 1 Frank J. Rawding – AIA

Ex A-4 – Color rendering of building

Ex A-4 Elevations of original buildings from 2007

Ex A-2 First and second story concept and unit layout

All exterior walls to be 2 X 6 construction for extra insulation

2 bedroom units approx 1000 sf with 2 full bathrooms

Board Questions –

Carrington – Porch layout, angles toilets, open stairwells,

Leavey – Lighting in stair tower, mail box locations

Bednarz – Insulation values in exterior walls, vibration isolation from trains, calculations of lat area per family

Marcus – proposal as compared to 2007

Mikesell – Bedrooms to adjacent stair tower

Lloyd – door location to access first floor, street parking

Public Questions – None

Witness # 2 Dave Keller PP & PE

Overview of site plan from 2007

Ex A-4 Current proposed site plan

Overview of sight lighting, drainage, trash area

29 Parking spaces provided

Sf per family goes from 1900 to 1675

Board Questions -

Cristaldi – parking and dumpster may conflict, contaminated soil removal

Mikesell – Dumpster size, handicap spaces to be central, placement of utility meters and service entrance

Leavy – size of parking spaces

Bednarz – underground utilities. Satellite dish requirements, fences and retaining walls,

Schmidt – lot coverage as compared to neighboring properties, curbs & sidewalks

Lloyd- dumpster enclosures and reduced parking area for more green space

Public Questions – None

Summation by Rago and closing

Board Deliberation –

Carrington – nice to see eyesore finally developed

Leavy – improvement to area

Wild – good of applicant to persevere to develop site

Marcus – similar to what was already approved,

Bednarz – good project

**Schmidt – improvement to neighborhood , hopefully others
will do same**

Lloyd – good project

Summation of conditions by Brady to applicant

Motion to approve by Schmidt, second by Leavy

All members in favor

Meeting closed with motion by Bednarz, all in favor