

**Regular Meeting
Board of Adjustment
September 18, 2013 Minutes**

Present:

Mr. Lawrence Cohen, Chair
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

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Michael Cristaldi, Board Engineer
Phil Abramsonl, 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 September 11 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: None

Public Hearings:

a.) Appeal # 2312 of Amy DeLeonardis , owner of property situate block 6202, lot 1, known as 37 James Street, Morristown NJ, requesting C Variance for enlargement of front porch

Witness # 1 Amy DeLoeonaris – Owner of property

**Overview of property and existing porch
Existing porch is same wide as front stairs, new porch would be wide of house similar to others in neighborhood**

Board Questions – Bednarz – decking materials, rise and run of stairs

Carrington – stain or paint

Lloyd – railing materials

Public Questions – None

Board Comments

Lloyd – to be consistent with neighborhood

Public Comments

Motion to Approve by Carrington, second by Lloyd,

b.) Appeal # 2308 of Habitat for Humanity, owner of property situate block 2402, lot 16, known as 29 Hazel Street, Morristown NJ, requesting C Variances for parking area, new deck and new shed

James Mullen - Attorney for Applicant

Overview of project and history of Habitat for Humanity

Witness # 1 – Alfred Stewart PE

**Summary of site plan
Unusual shaped lot and variances needed**

Board Questions –

Schmidt – concrete pad parking size

Bednarz – Easements

Lloyd – gravel area removed to be grass, house occupied

Wild – slab in rear to be grass

Cohen – other homes with front yard parking, avail on street parking

Cristaldi – paved parking in front, path to close to house, 2nd story addition and setbacks

Public Questions and Comments – None

Witness # 2 Liz DeCoursey – Director of Operations

Unable to secure easement for parking

History of parking at property

Board Questions –

Lloyd – assigned parking, 8 foot parking width

Leavy – how long vacant

Abramson – landscape in front to mitigate parking

Bednarz – parking at school side

Wild – trees in front of house

Carrington – parking area size

Exhibit B-1 through B 10 – Photos of site

Public Questions & Comments – None

Witness # 3 Charles Kellog AIA

Summary of renovations and addition to structure

Board Questions –

Lloyd – type of siding

Cohen – mirror of 27 Hazel

Bednarz – habitable attic, central air, enclosed front porch

Schmidt – crawl space and basement use

Public Questions & Comments – None

Witness # 4 - Bruce Katona PP

Summary of site plan and conditions

Overview of town ordinance and required variances

Board Questions –

Bednarz – neg impact of parking in front

Leavy – parking in street

Witness # 5 – Doug Wright – Director of Construction

Parking in street conditions

Rear yard parking non existent

Board Questions -

Lloyd – parking in school zone

Carrington – number of cars in front of house

Abramson – double width parking area and pedestrian safety

Public Questions & Comments – None

Board Deliberation –

Lloyd – parking in front only negative

Leavy – history of parking unknown

Marcus – two spots ok

Schmidt – two spots best option

Bednarz – unacceptable layout

Cohen – proposed work on house needs two spots

Carrington – split parking area better option

Motion by Lloyd, second by Bednarz with conditions that parking area be worked out with board engineer and that Shade Tree Commission be involved if tree is proposed to be Removed

c.) Appeal # 2305 of Victor Fernandez, owner of property situate block 501, lot 14 , Walker Street, Morristown NJ, requesting C and D Variances , Major site plan to construct a four townhouse building

Lou Rago – Attorney for applicant

**Summary of plan
4 townhouses on currently vacant lot
History of Walker st**

Witness # 1 Richard Schommer Jr PE

**Ex A-1 Color Rendering
Discussion of existing conditions RT-1 Zone
Variances needed in zone for this development**

Applicant to bring all utilities and improvements up Walker st including paving at own cost

Board Questions –

Carrington – Ac units in setback, green space

Wild – side of bldg facing walker st, no parking on that side

Lloyd – Road & shoulder, tree removal, required parking spaces

Bednarz – flow of drainage

Cristaldi - Town to comment on improvements on town property, paving on adjacent site, rating of water inlet

Leavy – dead end st, run off through undeveloped lots

Public Questions – John Demarco – Atty for Evergreen Cemetery - separate lot not in notice, alternative use of site

Appeal to be carried to next meeting on Oct 2, 2013

Motion to adjourn meeting due to time

Motion by Leavy, second by Bednarz