

**Special Meeting
Board of Adjustment
November 13, 2013 Minutes**

Present:

Mr. Lawrence Cohen, Chair
Ms. Linda Carrington
Meredith Marcus
Mr. Michael Leavy
Mr. Scott Wild
Mr. Michael Schmidt
Mr. James Bednarz

Absent:

Mr. Cary Lloyd, Vice Chair
Ms. Helen Dodick

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Michael Cristaldi, Board Engineer
Phil Abramson, 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

November 7, 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.

Old Business:

Resolutions:

Public Hearings –

a.) Carried from the October 30, 2013 meeting, Appeal # 2309 of Turtle Rd LLC

Joseph Sordillo, Attorney for applicant

Summary of prior meeting's testimony and witnesses and reiteration of application

Witness # 1 Raymond Caselli AIA –

Designed approx 20 Rainbow Academy locations

Overview of site and design relating to unusual dimensions of property

Ex A-7 – Colorized version of front & rear elevations

Ex A-8 – Colorized versions of left & right elevations

Building to have residential character with sloped roof and exterior materials similar to residential construction

Ex A-9 – Floor Plan of building

Ex A-10 Floor plan on smaller scale

Overview of floor plan, fully sprinklered, 35 sq ft per child as per state 194 max license, however only 174 children

Ex A-11 – Playground Area

Overview of size of playground and materials to be used in construction of playground

Playground facilities and fencing

Ex A-11 Sample of turf grass

Ex A-12 Sample of under turf padding

Playground area 5900 sf – 3497 for pre school, 2400 for infants

2 classrooms of children at a time on playground

security lighting on exterior of building in 2 locations

Building height 24'6" to ridge with Cupola of approx 9"

Board Questions –

Abramson – transitional façade, length of building, reduction in size, min number of students with financial feasibility

Negative impacts of parking, location of building, examples of materials to be used on building

Cohen – locations with one way in and out for parking, sizes of other NJ locations

Leavy – Max # of children in Westwood location, parking issues at other sites, township letter and left turns only

Marcus – ownership of driveway, max # of students, multi purpose room as classroom

Carrington – designs of other locations, zone locations for other sites, traffic flow, signage

Bednarz – playground impervious materials, number of students in traffic report, lot coverage of other sites, Village dr landscaping, elevations from Turtle Rd

Cristaldi – Artificial turf and coverage. Parking in adjacent lot, special events parking, alternate traffic patterns

Wild – market study for day care need

Public Questions –

Cecelia Hale – Dorado dr – playground use for older children during summer, monument sign, buffer height as it relates to height of building

James Wright – Dorado Dr – whippany site parking spaces, parking facing Turtle Rd

Millicent Cooley – Dorado Dr- other uses if day care business fails

Method – Turtle Rd – design of building, benefit to community

Tanya Zak – Dorado Dr- Mailing notice

Tracy Goldman – Dorado Dr – fire alarms, buffer, fire lane

Ginny Greenston – Dorado Dr – classrooms, playground and teachers present, noise

Greg Moller – Dorado Dr – landscape height. Signage, easement of driveway

Steve Slovin- Dorado Dr – parking issues on site

John Abramham – Arbor Way – water run off

Sal Petrocino – Village Dr – trash, dumpsters, snow removal

Karen Cutnaro – Dorado Dr – Snow removal

Chairman Cohen adjourns meeting due to time in evening
Application to be carried to the December 18, 2013 meeting

Motion to close by Wild, second by Schmidt