

**Regular Meeting  
Board of Adjustment  
November 5, 2014**

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**Present:**

Mr. James Bednarz  
Mr. Cary Lloyd, Chair  
Ms. Linda Carrington  
Mr. Scott Wild  
Mr. Michael Leavy Vice Chair  
Mr. Naveen Nadipuram  
Mr. Lawrence Cohen  
Ms. Meredith Marcus

**Absent:**

Mr. Michael Schmidt

**Board Professionals Present:**

Robert Correale, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Board Planner  
Michael Cristaldi, Board Engineer

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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 October 29, 2014 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.

Minutes – No minutes offered for approval

Old Business –

Resolutions – Appeal # 2333 of Lillian Pena, owner of property situate block 802, lot 7, known as 71 Ridgedale Ave, Morristown NJ, requesting C Variances in conjunction with construction of an addition to convert a single family house into a two family house

### **Public Hearings:**

**a.) Appeal # 2339 of Marilyn Cuykendall, owner of property situate block 6302, lot 10, known as 48 James Street, Morristown NJ, requesting C Variance for side yard setback for a new ac unit.**

**Marilyn Cuykendall – Owner of property**

**Overview of property and layout with current through the wall ac units  
New ac unit located in side yard with large hedge as screen**

**Board Questions –**

**Public Questions / Comments –**

**Board Deliberation –**

**Motion to approve by Bednarz, second by Wild**

**b.)Appeal # 2338 of 26 Prospect LLC, owner of property situate block 5802, lot 20, known as 26 Prospect Street, Morristown NJ, requesting C Variances in conjunction with converting a single family house to a permitted use of a two family house**

**Lawrence Calli – Attorney for applicant  
Overview of existing property, history and condition**

**Witness # 1 Matthew Koenig – Owner of property  
Scope of project, work to be done, description of finishes**

**Ex A-1 – Photo board of foundation repairs**

**Ex A-2 through A-8 – Photos of current house and adjacent house**

**Board Questions –**

**Public Questions/ Comments –**

**Witness # 2 Geoff Gogan AIA, PP**

**Ex A-9 – Colorized site rendering  
Ex A-10 200 foot radius and owners list**

**Overview of proposed interior floor plans**

**Ex A-11 – Updated first floor plans**

**Ex A-12 Basement plans**

**Ex A-13 Second floor plans**

**Ex A-14 Third floor plans**

**Board Questions –**

**Public Questions/Comments –**

**Planning Testimony by Geoff Gogan**

**Ex A-15 – Colorized map with tax lines**

**Ex A-16 – Google Map aerial photo of site**

**Ex A-17 – Density Analysis**

**Overview of negative and positive criteria**

**Summary by Lawrence Calli**

**Board Deliberation**

**Motion to approve by Marcus, second by Leavy**

**c.) Continued from the October 1, 2014 meeting, Appeal # 2321 of Mahyar Morrystown LLC, owner of property situate block 5801, lot 4, known as 9 Prospect Street, Morrystown NJ, requesting Major Site Plan with C Variances to construct a new twelve unit apartment building**

**Glenn Williams - Attorney for applicant**

**Summary of previous meetings and testimony**

**Witness # 1 – Edward Deck – PE**

**Overview of changes to site plan**

**Board Questions**

**Public Questions & Comments**

**Witness # 2 – Noel Musial AIA**

**Overview of changes to plans**

**Ex A-11 Site Plan**

**Ex A-12 Third Floor Plan**

**Ex A-13 Roof Plan**

**Board Questions –**

**Public Questions & Comments**

**Application carried to the January 14, 2015 Meeting**

**Motion to adjourn by Lloyd, second by Bednarz**

