

**Special Meeting
Board of Adjustment
November 30, 2015**

Present:

Ms. Linda Carrington
Mr. Lawrence Cohen
Mr. James Bednarz
Susan Glover
Mr. Michael Leavy Vice Chair
Ms. Meredith Marcus
Mr. Michael Schmidt
Mr. Cary Lloyd, Chair

Absent:

Mr. Scott Wild

Board Professionals Present:

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

The meeting was called to order by Mr. Leavy 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 19, 2015 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 – None

Old Business – None

Resolutions – None

Public Hearings

a.) Carried from the November 4, 2015 Meeting, Appeal # 2341 of Madison Enterprises, owner of property situate block 7901, lot 31, known as 147-153 Washington Street, Morristown NJ, requesting Major Site Plan, Bulk Variances as well as a Use Variance to operate a retail food use

John Delaney – Attorney for applicant

Witness # 1 – John McDonough – PP

Overview of project and history of application

Ex APL 1 – Birds eye view of site (Bing)

Ex APL 2 – Site photos

Ex APL 3 – Adjacent property site photos

Ex APL 4 – Existing conditions

1900 sf existing – 1100 sf proposed – 400 sf dedicated to sales area

Overview of ORC zone and list of C & D variances requested

Board Questions –

Public Questions –

Objectors Case –

Tom Sheridan – Attorney

Witness # 1 – Peter Steck PP

Planning analysis for site and uses

Ex S1 – 3 page document with site photos and Master Plan excerpts

Review of existing conditions

Review of variances requested

Negative criteria of use

Board Questions

Cross exam by Delaney

Public Questions –

Witness # 2 – Steven Pylypchuk – PE

Review of turning radii for ingress, egress and parking

Board Questions –

Public Questions –

Public Comments –

Ex T-1 – OPRA request by Gary Thomas regarding timing of traffic light at Mills & Washington

Ex T-2 – T-10 – Photos of traffic conditions

Application carried to Special Meeting on Monday December 14 , 2015 at 7PM to be held in senior center, third floor

