

**Special Meeting
Board of Adjustment
October 30, 2013 Minutes**

Present:

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

Absent:

Mr. Michael Schmidt
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 October 24, 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.) Appeal # 2287 12 Elm St – carried from the October 16, 2013 meeting – to be carried to the Nov 6, 2013 meeting

b.) Appeal # 2305 Victor Hernandez Walker Street – carried to the December 4, 2013 meeting

c.) Appeal # 2309 of Turtle Rd LLC

Joseph Sordillo – Attorney for applicant

Summary of project

Witness # 1 – Mike Lanzafama PE & PP

Overview of current site & proposed variaces

1.439 acres in RC zone

total imp coverage of 58% to go to approx 49%

10,765 building size w 36 parking spaces

summary of setbacks

Ex A-1 – Colorized version of sheet three from site plan submitted

Ex A-2 Colorized version of sheet four of same plan depicting landscaping

Ex A-3 – of site photos with exception of rendering of retaining wall

Discussion of buffering 25 feet vs 15 proposed

Overview of monument sign

Ex A-4 color rendering of sign

Overview of positive and negative criteria for inherently beneficial use of day care

Discussion of sewer system and sight lighting

waiver of EIS

Review of engineers report

Board Questions –

Carrington – playground, common driveway, sight lighting

Abramson – negative impacts, existing parking with building

Leavy – parking drop off and pick up, buffer size, fire truck access

Bednarz – sewer connection, Current drainage, easements, use in RC zone

Marcus – retaining wall & fence height

Lloyd – playground coverage & lighting

Public Questions –

Keith Barreck – Dorado Dr – notice list, buffering, inappropriate use

Cecelia Hale – Dorado Dr – height of buffer, roof line of building, other site considered

Sal Petrosino – Village Dr – HVAC & any rooftop units

Tracy Goldman – Dorado Dr – landscaping, maturity of plantings,
Kelvin measurements

Bill Ryan – Turtle Rd – retaining wall & fence height

Witness # 2 – David Falzarano - Rainbow Academy

Overview of company operations M-F

Six weeks through 10 years

6:30 am through 7 pm

Capacity of 177

Staggered pick up and drop offs

25 employees

Ex A-5 Photo board of existing sites

Ex A-6 brochure about company

Board Questions –

Carrington – number of students outside at a time

Leavy – parking at other sites adequate

Lloyd – lot usage, cupola height,

Bednarz – Walk in facilities. Owner of property. Hours

Abramson – accidents between pedestrians and vehicles

Cohen - % of students under 6

Public Questions –

Cecelia Hale – Dorado Dr – Quiet time, alternative site

Sal Petrosino – Peak hours of traffic

James Wright – Dorado dr – Cul de sac Parking

Witness # 3 Harold Maltz – Traffic Engineer

Overview of traffic report and letter from Morris Twp
Study shows impact to be low and prohibition of left hand turns
not needed

Al Litwornia – Alaimo Traffic Engineer for Board
Same conclusions on traffic impact as applicants engineer had
come to

Board Questions

Leavy – stacking in lot, handicap spaces

Bednarz – students in study, design waiver

Public Questions –

Sap Petrosino – Village Dr – pedestrian traffic

Bill Ryan – Turtle Rd – back up on to Turtle Rd of traffic

James Wright – Turtle Rd Traffic

Tracy Goldman – Dorado Dr – timing pattern of lights

Ann Corchak – Turtle Rd accident statistics for Turtle Rd

Appeal to be carried to Special Meeting on November 13, 2013

Motion to close meeting by Carrington, second by Lloyd