

**Regular Meeting
Board of Adjustment
September 2, 2015**

Present:

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

Absent:

Mr. Michael Schmidt

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. 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 August 27, 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 – August 19, 2015 - Motion to approve by Bednarz, second by Wild.
All members in favor

Old Business –

Resolutions –

Public Hearings

a.) Appeal # 2366 of Robert & Christine Coyne, owners of property situate block # 8801, lot 2, known as 43 Ogden Place, Morristown NJ, requesting C Variance for side yard setback for the installation of a new stand by generator

Dr. Robert & Christine Coyne – Property Owners

Summary of property layout and proposed location of new generator

Ex A-1 Survey showing generator location

Ex A-2 – Site photo from Ogden towards house showing current landscaping

Ex A- 3 – Enlarged Survey

Board Questions –

Public Questions/ Comments

Board Deliberation

Motion to approve by Cohen, second by Leavy. All members in favor

B.) Appeal # 2362 of Pastora Vasquez, owner of property situate block 3004, lot 13, known as 5 Lake Road, Morristown NJ, requesting C Variance for the construction of a front yard parking area.

Pastora Vasquez – Owner

Approx 340 sq ft area proposed in front yard

Curb cut required, also possible town tree to be removed requiring Shade Tree permission

Survey to be updated to show exact dimensions for parking area

Appeal carried to the Oct 7, 2015 meeting

c.) Carried from the July 15, 2015 meeting, Appeal # 2357 of Angiolina Robertelli, owner of property situate block 5103, lot 26, known as 212 Speedwell Avenue, Morristown NJ, requesting D Variance to convert existing two family house to a three family house

Applicant and attorney not present

Application carried to the Oct 21, 2015 meeting

d.) Carried from the July 15, 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

Scott Wild recused himself from the meeting

Jay Delaney – Attorney for applicant –

Summary of application

Witness # 1 – Joseph Stiger – PE Traffic Engineer

Public Questions -

Cross Exam by Gary Thomas and Thomas Sheridan

Other members of the public asked questions

Application carried to the Nov 4, 2015 meeting

e.) Carried from the July 15, 2015 Meeting, Appeal # 2345 of Pedro Mataj, owner of property situate block 5201, lot 16, known as 36 Sussex Avenue, Morristown NJ, requesting C & D Variances and Minor Site Plan in conjunction with expanded retail use and addition to existing building for mixed uses

Application carried to the Oct 21, 2015 meeting due to time constraints

Motion to adjourn by Cohen , second by Leavy

