

**Regular Meeting
Board of Adjustment
September 3, 2014**

Present:

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

Absent:

Ms. Meredith Marcus
Mr. Scott Wild
Mr. Michael Schmidt

Board Professionals Present:

David B Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Michael Cristaldi, Board 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, 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 – Minutes from the August 20 2014 meeting were approved. All members in favor

Resolutions –

a.) Appeal # # 2336 of Vision Home Solutions, owner of property situate block 6202, lot 13, known as 14 Catherine Lane, Morristown NJ, requesting C Variances for side yard setback and increased impervious coverage to construct a new deck at rear of house

b.) Appeal # 2335 of Robert & Eileen Keller, owners of property situate block 1204, lot 1, known as 94 Washington Avenue, Morristown NJ, requesting C Variance for side yard setback in conjunction with the installation of new stand by generator and the new ac condenser units

Public Hearings:

a.) Appeal # 2331 of OMEI Associates, LLC , owner of property situate block 4802, lot 15, known as 20 South Street, requesting C Variances in conjunction with converting office use to residential as well as changes to front façade

After a reevaluation of application, it was determined that the application should be heard before the Planning Board. The Board attorney gave notice on record that this application would be placed on the October 23, 2014 Planning Board agenda.

b.) 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

Lena Pena – Owner of Property

Gave description of property and neighborhood

Witness # 1 Geoffrey Gogan AIA

Overview of project, Ex A-1 through A-7 presented which were colorized versions of board materials

Ex A-8 Map of uses in area

Ex A-9 Spreadsheet of uses and density in area

Summary of variances requested

Board Questions

Public Questions

Application to be continued at the Oct 1, 2014 meeting with revised plan for parking area and information regarding new proposed basement

c.) Carried from the August 3, 2014 Meeting, Appeal # 2332 of 170 Madison Ave LLC, purchaser under contract of property situate block 1303, lot 1 , known as 170 Madison Avenue, Morristown NJ, requesting Major Site Plan and C and D Variances to construct a new building and associated site improvements for use as a child care facility

John Horan - Attorney for applicant

Witness # 1 Matthew Clark PE

Overview of site plan and variances

Summary of lighting plan, drainage and parking flow

Review of Board reports

Board Questions

Public Questions

Application to be continues at the Special Meeting, September 10, 2014

Meeting adjourned by Lloyd, second by Bednarz

