

**Regular Meeting
Board of Adjustment
September 21, 2016**

Present:

Susan Glover
Mr. Cary Lloyd
Ms. Linda Carrington
Ms. Meredith Marcus
Mr. Scott Wild
Mr. James Bednarz
Mr. Lawrence Cohen

Absent:

Justin Davis
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 Ms. Marcus 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 September 14, 2016 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 Aug 17, 2016 meeting were approved
Motion by Lloyd, second by Bednarz

New Business

Resolutions –

a.) Appeal # 2400 of Christopher & Margaret Connors, owners of property situate block 1503, lot 16, known as 59 Washington Avenue, Morristown NJ, requesting C Variances in conjunction with proposed new single family house

Motion to approve by Lloyd, second by Wild. All eligible members in favor

b.) Appeal # 2399 of James & Florence Graham, owners of property situate block 8801, lot 1, known as 37 Ogden Place, Morristown NJ, requesting C Variances in conjunction with new AC condensers

Motion to approve by Bednarz, second by Wild. All eligible members in favor

Public Hearings:

a.) Carried from the September 7, 2016 meeting, Appeal # 2390 of Wilmot Walk LLC, owner of property situate block 4801, lot 11, known as 89 Morris Street, Morristown NJ, requesting C Variance in conjunction with new proposed ground sign of eighty square feet

Official letter received to withdraw application

b.) Withdrawal without prejudice, Appeal # 2373 of 124-126 Washington Street LLC, owner of property situate block 7802, lot 28 , known as 124-126 Washington Street, Morristown, requesting C Variances in conjunction with converting a mixed use building into a four family building

Official letter received from applicant to withdraw application

c.) Appeal # 2358 of Scott Biggers, owner of property situate block 9001, lot 8, known as 8 Erskine Drive, Morristown NJ, requesting side yard setback for replacement of one car garage with two car garage

Scott Biggers – Owner

Overview of layout of existing structures

Summary of proposed project

Ex A-1 – Site photos of existing site and proposed garage

22 X 22 2 car garage

Board Questions –

Public Questions/ Comments –

Board Deliberations –

Motion to approve by Lloyd, second by Wild. Five members in favor, two nays

d.) Appeal # 2392 of Whole Foods, Lessee of property situate block 7801, lots 1 & 32, known as 104-110 Washington Street, Morristown NJ, requesting Major Site Plan with C & D Variances in conjunction with demolishing existing building on site and expansion of parking

Robert Garafalo – Attorney for applicant

History of site and application

Summary of application and proposed work

107 parking spaces to be provided including employee parking

Witness # 1 – Ken Bienkowski – PE

**Overview of proposed site plan
Demolition & site modifications**

Ex A-1 – Colorized site plan

New spaces to be 9 X 19

Extension of fence to be located along line in place of former building

Replace sidewalk on Cobb Pl and 3 shade trees to be planted

Garden at corner of Cobb & Washington

Board Deliberation

Public Questions/ Comments

Witness # 2 – Scott Parker – PE – Traffic

**Review of planning report and traffic report
Employee travel survey and parking for employees**

Board Questions –

Public Questions/ Comments

Witness # 3 – Jim Dowling – PP

History of site and adjacent areas

Summary of variances

D-2 Expansion of non conforming use

C-2 – Parking within 10 feet of street

Overview of positive & negative criteria

Board Questions –

Public Questions/ Comments –

Application to be continued at the Oct 5, 2016 Meeting

Motion to adjourn by Wild, second by Bednarz

