Regular Meeting
Board of Adjustment
December 20, 2017

Present:

Ms. Linda Carrington
Ms. Meredith Marcus
Mr. Scott Wild
Mr. Jeffrey Stiles
Mr. Michael Schmidt
Mr. Cary Lloyd

Absent:

Mr. James Bednarz
Ms. Noelle Nish

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 December 13, 2017 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 – No minutes presented for approval

Old Business – None
Executive Session – Motion by Carrington, second by Marcus for board to go into executive sessions.

All members of the public exited the room.

Review of litigation cases involving the board by Board Attorney Brady.

Motion to go back into public session by Lloyd, second by Carrington.

Members of the public were allowed back into the meeting room.

Resolutions

a.) None

Public Hearings:

a.) Appeal # 2428 of Plaid House Inc, owner of property situate block 4601, Lot 2, known as 47 Franklin Street, Morristown NJ, requesting C Variance for installation of new stand by generator in rear yard.

Lawrence Calli – Attorney for applicant
Summary of application for stand by generator and variances sought

Witness # 1 – Neville Newton – Executive Director of Plaid House

Overview of Plaid House’s mission and objectives and the need to provide power at the residence in case of emergency due to state laws

Board Questions –

Public Question/ Comments – Jen O’Donnell – Hamilton Rd
Mike O’Donnell – Hamilton Rd

Witness # 2 – Richard Schomer – PE

Overview of site and layout

Summary of variances sought and positive & negative criteria with same

Testing schedule and new fencing and sound enclosure items provided as testimony

Board Questions –

Public Questions/ Comments

Summary by Calli –

Board Deliberation – 6 ft fence instead of 4 ft
Motion to approve by Stiles, second by Schmidt. All members in favor

Board Attorney Brady recused himself from the meeting due to a conflict and was replaced by board attorney Donatelli

b.) Carried from the December 6, 2017 Meeting, Appeal # 2420 of The Foundry LLC, owner of property situate block 7802, Lot 25, known as 8 Budd Street, requesting Interpretation for uses in ORC Zone, alternatively requesting Use Variance if needed based on board findings of use within existing zone

Lawrence Calli – Attorney for applicant

Summary of previous meeting

Witness # 1 0 Joseph Stiger - PE

Summary of site and uses, 25 parking spaces on site

Ex A-2 – Parking map with 30 cars parked on site

Ex A-3 – Parking map with 49 cars parked on site

Overview of potential number of cars and traffic flow from site
Board Questions –

Public Questions –

Gary Thomas – Conklin Rd
Carolyn Young – Washington St
Roger Mayerson – Miller St
Bearce Riley – Budd St
Steve Pylubchuk – Early St
Larry Litwin – Washington St

Witness # 2 – James O’ Brian – AIA

Ex A-4 – Colorized renderings of building exterior

Summary of improvements, awnings & signage

Ex A-5 – Rendering plans – 15 pages including signage

Board Questions –

Public Questions –

Marion Harris – Morristown HPC – Overview and history of the building

Ex A-6 – Floor plan as designed by FJ Rawding AIA of first & second floor

Board Questions –
Public Questions –

Gary Thomas – Conklin Ave

Witness # 3 – Jenna Smith – Owner

Summary of current uses within building

Public Questions –

Bearce Riley – Budd St
Penny Wise – Westminster Dr
Steven Pylubchuk – Early St
Carolyn Young – Washington St

Witness # 4 – Sean Moronski – PP

Overview of variances
MLUL purposes
Summary of positive & negative criteria

Board Questions –

Application carried to the January 10, 2018 Meeting

Motion to adjourn by Lloyd, second by Marcus