

**Regular Meeting
Board of Adjustment
April 3, 2019**

Present:

Mr. James Bednarz
Ms. Linda Carrington
Ms. Noelle Nish
Ms. Beth Wall
Mr. Scott Wild

Absent:

Ms. Meredith Marcus
Chris Hayes
Mr. Jeffrey Stiles

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Gene Buczynski, Board Engineer

The meeting was called to order by Mr. Bednarz 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 March 27, 2019 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 Jan 23 & February 6, 2019 meeting. Motion to approve by Carrington, second by Wild. All eligible members in favor

Old Business – None

Resolutions -

a.) Appeal # 2457 of MWC Development LLC, owner of property situate block 7402, lot 4, known as 44 Colles Avenue/ 55 Miller Road, Morristown NJ requesting C Variances for building & impervious lot coverage in conjunction with a proposed new single family house

Motion to approve by Nish, second by Wall

b.) Carried from the March 20, 2019 meeting, withdrawal of Appeal # 2437 of Glenbrook Brewery, lessee of property situate block 602, lot 2, known as 44 Abbett Avenue, Morristown NJ, requesting C & D Variances for use of a portion of the building for Brewery Use

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

c.) Carried from the March 20, 2019 meeting, request of one year extension for ZBA approval #2305 of Victor Fernandez, owner of property situate block 501, lot 14 , Walker Street, Morristown NJ, requesting C and D Variances , Major site plan to construct a four townhouse building originally approved on February 5, 2014

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

7.) Public Hearings:

a.) a.) Carried from the March 20, 2019 meeting , Appeal # 2448 of Claremont Properties Inc, purchaser under contract of property situate block 5906, lots 10, 11 & 12, known as 16, 24 & 28 Schuyler Place, Morristown NJ, requesting Major Site plan with C & D Variances in conjunction with a proposed 28 unit residential building with parking & rooftop amenity

Application carried to the June 5, 2019 meeting without further notice

b.) Appeal # 2460 of James Milnes, owner of property situate block 5602 , lot 35, known a 43 Mills Street, Morristown NJ, requesting C variance for side yard setback of 2.67 feet where 5 feet is required for proposed second story dormer

Application carried to the April 17, 2019 meeting to correct deficiency

c.) Appeal # 2458 of Lafayette Condo Assoc. , owner of property situate block 6103, lots 5.01-5.04/ 5.06-5.08, known as 59-65 Maple Avenue/ 25-29 Miller Road, Morristown NJ, requesting Amended Major Site Plan Approval to construct covered breezeways between detached garages & principle structures

Lawrence Calli – Attorney for applicant

Summary of application and proposed work

Witness # 1 – F.J. Rawding – AIA, PP

Ex A101 – Colorized site plan

Overview of proposed site plan of connecting detached garages with breezeway structure

ExA102 – Colorized site elements

Ex A103 – Photoboard 5 photos & cross section

Ex A104 – Sheets SK 03, 04 & 05 colorized with photos

Review of board professional’s reports

Board Questions –

Public Questions/ Comments

Planning testimony by FJ Rawding

Review of planners report

Summary of variances for proposed work

Board Questions –

Public Questions/ Comments

Witness # 3 – Randall Porges – Unit owner

Summary of issues with current layout and reasons for the proposal

Board Questions –

Public Questions/ Comments –

Summary by Calli

Application carried to the May 1, 2019 meeting

New business –

Review of board procedures as authored by board attorney

COAH presentation by Phil Abramson & Golda Speyer of Topology

Motion to adjourn meeting by Nish, second by Wild

