

**Regular Meeting
Board of Adjustment
April 4, 2018**

Present:

Ms. Linda Carrington
Mr. Michael Schmidt
Mr. Cary Lloyd - 8:25 pm
Mr. James Bednarz
Mr. Jeffrey Stiles
Chris Hayes

Absent:

Ms. Noelle Nish
Mr. Scott Wild
Ms. Meredith Marcus

Board Professionals Present:

David Brady, Board Attorney
Scott Carlson, Board Attorney
James Campbell, Adm Officer
Chris Kok, Planner
Brian Proska, Engineer

The meeting was called to order by Mr. Schmidt 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 28, 2018 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.

New Alternate # 2 member Chris Hayes was sworn in

Roll call of members taken by Mr. Campbell as listed above

Minutes – Minutes from the February 21, 2018 meeting. Motion to approve by Bednarz, second by Stiles. All members in favor

Old Business – None

Resolutions -

a.) Appeal # 2434 of Claremont Properties Inc, owner of property situate block 7502, lot 18, known as 32 Mt. Kemble Avenue, Morristown NJ, requesting Major Site Plan with C & D Variances for proposed mixed use building

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

b.) Appeal 2432 of Franklin Place LLC, owner of property situate block 4501, lot 5, known as 2 Franklin Place, Morristown NJ, requesting Major Site plan for Signage, new landing and ramp in front yard as well as changes to parking

Resolution carried to the April 18, 2018 meeting due to a lack of quorum for a D Variance

Public Hearings:

a.) Carried from the March 21, 2018 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 board findings of use within existing zone

Application carried to the May 16, 2018 meeting

b.) Carried from the March 21, 2018 meeting, Appeal # 2436 of Cornerstone Family Programs, owner of property situate block 4701, lot 9 & 10, known as 62 Elm Street, Morristown NJ, requesting Use Variance for office only in the ORC Zone

Application carried to the April 18, 2018 meeting

c.) Appeal # 2313 of Leroy & Carolyn Aiken, owners of property situate block 402, lot 8, currently a vacant lot on Jersey Ave, Morristown NJ, requesting an extension of approval from the December 23, 2013 approval to build a two family house

Leroy Aiken – Property owner

Explanation of why extension of approval is needed

Board Questions –

Summary of previously approved resolution from 2013

Same conditions to apply

Public Questions/ Comment – None

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

d.) Carried from the March 21, 2018 meeting, Appeal # 2435 of 190 South Street, LLC c/o LDJ Builders, Inc, owner of property situate block 4601, lot 11, known as 190 South Street, Morristown NJ, requesting Major Site Plan approval with C & D Variances for proposed mixed use building with commercial and residential uses

Member Lloyd joined the meeting at 8:25 prior to the start of the application

Board Attorney Carlson took over as conflict attorney

Bryan Proska took over as conflict engineer

Douglas Henshaw – Attorney for applicant

Ex A-1 Slide show presentation of exhibits

Witness # 1 – Paul Anderson – PE

Summary of existing conditions, zoning district and current building

Ex A-2 – Draft Easement agreement for use through municipal lot

Summary of variances sought

Board Questions –

Public Questions – Peter Blank – Dogwood Rd

Witness # 2 – John Van Lentin - AIA

Overview of architectural design & materials

Comparison to adjacent buildings to fit in

Board Questions –

Public Questions – Peter Blank – Dogwood Rd

Witness # 3 – Lee Klein – PE – Traffic

Summary of trip generations, walkability & proposed valet service with proposed restaurant

Leasing of parking spaces from the MPA Elm & Franklin lot

Board Questions –

Public Questions –

Peter Blank – Dogwood Rd

Richard Ray – Knollwood Rd

Application carried to the April 18, 2018 meeting

Motion to adjourn by Bednarz, second by Stiles

