

**Regular Meeting
Board of Adjustment
April 6, 2016**

Present:

Ms. Linda Carrington
Mr. Lawrence Cohen
Ms. Meredith Marcus
Mr. Michael Schmidt
Susan Glover

Absent:

Mr. Scott Wild
Mr. Cary Lloyd
Mr. James Bednarz

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 March 30, 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 – Feb 29 & March 16. Motion to approve by Carrington, second by Schmidt

Old Business – Update regarding 36 Sussex, Mataj, regarding the Morris County review and the building being pushed back three feet due to enlarging the entrance apron as per the county. Board agreed to allow the board professional handle the minor change administratively.

Resolutions –

a.) .) Appeal # 2385 of AHS Hospital Corp, owner of property situate block 4201, lot 1, known as 100 Madison Avenue, Morristown NJ, requesting Major Site Plan, C & D Variances in conjunction with new signage, entrance vestibule, and parking modifications

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

b.) Appeal # 2382 of James Clark & Mary Jane Robertson, owners of property situate block 7401, lot 4, known as 1 Farragut Pl, Morristown NJ, requesting C Variances in conjunction with the addition of a proposed covered porch

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

c.) Withdrawal of application without prejudice of Appeal # 2356 of Richards & Robbins Group, owner of property situate block 6102, lot 12, known as 40 Maple Avenue, Morristown NJ, requesting C & D Variances in conjunction with the conversion of existing office space into two new residential units

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

7.) Public Hearings:

a.) Appeal # 2384 of Regina Coelli Ent LLC, owner of property situate block 6204, lot 2, known as 13 Madison St, Morristown NJ, requesting C & D Variances for proposed addition and expansion of office use in the ORC Zone

Application carried to the May 4, 2016 Meeting without further notice

b.) Appeal # 2386 of Christopher & Margaret Connors, owner of property situate block 1503, lot 16, known as 59 Washington Avenue, Morristown NJ, requesting C Variances in conjunction with proposed addition and deck to existing single family house

Witness # 1 – Christopher Connors – Property owner

Summary of application and overview of current conditions

Ex A-1 – Street video of south side of Wash Ave

Ex A-2 – Street video of north side

Ex A-3 – Photo of front of house

Ex A-4 – Photo of rear of house

Summary of variances requested

Board Questions –

Public Questions/ Comments –

Board Deliberation

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

c.) Appeal # 2383 of New York SMSA Limited Partnership d/b/a Verizon Wireless, lessee of property situate block 4701, lot 65, known as 139 Morris Street, Morristown NJ, requesting Conditional Use approval for installation of wireless communications node and equipment

Greg Meese – Attorney for applicant

Overview of application and installation of equipment involved

Witness # 1 – Robert Foley – CE

Summary of site plan

Ex A-1 – Copy of access easement

Ex A-2 – Stealth Sample

Board Questions

Public Questions/ Comments

Witness #2 – Glen Pierson – PE RF Engineer

Summary of radio frequency and strength capacity in area

Stand by generator location and size

Ex A-5 – DOT study

Board Questions –

Public Questions/ Comments

Witness # 3 – David Karlsback – PP

Summary of planning testimony and D3 Conditional use criteria

Summary of variances requested

Ex A-6 – Photos of faux chimney

Board Questions –

Public Questions/ Comments –

Summary by Meese

Board deliberation

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

Motion to adjourn meeting by Cohen, second by Glover

