

**Regular Meeting  
Board of Adjustment  
August 15, 2018**

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**Present:**

Ms. Meredith Marcus  
Mr. James Bednarz  
Mr. Scott Wild  
Ms. Linda Carrington  
Mr. Cary Lloyd  
Mr. Jeffrey Stiles  
Chris Hayes

**Absent:**

Ms. Noelle Nish  
Mr. Michael Schmidt

**Board Professionals Present:**

Robert Correale, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Planner  
Michael Cristaldi, Board Engineer

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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 August 8, 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.

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

Minutes – Minutes from the August 1 meeting. Motion to approve by Carrington, second by Wild. All members in favor

Old Business –

Resolutions -

a.)

### **Public Hearings**

**a.) Carried from the August 1, 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**

**Official request to withdraw application without prejudice received. No further action to be taken**

**b.) Carried from the August 1, 2018 meeting # 2446 of Harrison & Maximillian Dorne, owners of property situate block 7901, lot 18, known as 113 Washington Street, Morristown NJ, requesting C & D Variances in conjunction with proposed second principal structure where one is allowed**

**Application to be carried to the October 3, 2018 meeting as requested by applicant**

**Board Member Carrington recused herself from the meeting and left the room**

**c.) Carried from the August 1, 2018 meeting, Appeal # 2445 of St. Peter's Church, owner of property situate block 6204, lot 11, known as 80 Maple Avenue, Morristown NJ, requesting Use Variance for retail use in the ORC Zone where professional office use is permitted**

**Robert Nish - Attorney for applicant**

**Summary of proposed use of retail thrift store run by St. Peters in the ORC Zone**

**Witness # 1 – Daniel Gross – Reverend at St. Peters**

**Summary of current operations & use of funds from the store for outreach programs in the community**

**Overview of difficulties of store in church function room**

**Residential unit on 2<sup>nd</sup> floor**

**Summary of parking at location**

**Ex A-1 – 7 photos of parking on site & adjacent areas**

**Board Questions –**

**Public Questions – None**

**Witness # 2 – Lynn Livingston – Store Manager**

**History of thrift shop, operations of same, store run by all volunteers**

**Business hours & clientele counts summarized**

**6 Sq foot sign proposed**

**Board Questions –**

**Public Questions – None**

**Witness # 3 – Wayne Ingrahm – PP**

**Overview of neighborhood, uses & parking**

**Positive & negative criteria covered**

**Ex A-2 – Survey of property**

**Board Questions –**

**Public Questions/Comments –**

**Dee Klliker – Carla Ct**

**Summary by attorney Nish**

**Board deliberation**

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

**d.) Carried from the July 11, 2018 meeting, Appeal # 2441 of Sympathy for the Devil LLC, owner of property situate block 2402, lot 1, known as 58 Martin Luther King Avenue, Morristown NJ, requesting C & D Variances in conjunction with new second principle structure on one lot**

**Lawrence Calli – Attorney for applicant**

**Summary of application & approvals sought**

**Witness # 1 – Michael Buono – Principle –**

**History of property since purchase**

**Board Questions –**

**Public Questions –**

**Witness # 2 – Daniel Dubinetti – AIA**

**Ex A-1 – Review of floor plans of existing house & summary of proposed exterior changes**

**Review of plans for proposed new family house, fencing, storm water management & utility locations**

**Board Questions –**

**Public Questions – None**

**Witness # 3 – John McDonough – PP**

**Relief analysis for 4 units on proposed site with D variances for Use & second principle structure**

**Ex A-2 – Planning sheets (7) with tax maps & photos of site**

**Review of positive & negative criteria**

**Board Questions –**

**Public Questions – None**

**Summary of evening by Calli**

**Review of items requested by board members for next meeting.  
Application carried to the Sept 19, 2019 meeting**

**Motion to adjourn by Stiles, second by Hayes**















