

**Regular Meeting
Board of Adjustment
August 1, 2018**

Present:

Ms. Meredith Marcus
Ms. Noelle Nish
Mr. James Bednarz
Mr. Scott Wild
Mr. Michael Schmidt
Ms. Linda Carrington
Mr. Cary Lloyd

Absent:

Mr. Jeffrey Stiles
Chris Hayes

Board Professionals Present:

Robert Correale, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Planner
Michael Cristaldi, Board 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 July 25, 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 June 20 & July 11 meeting. Motion to approve by Bednarz, second by Marcus. All members in favor

Old Business –

Resolutions -

a.) Appeal # 2447 of Carol & Gar Moy, owners of property situate block 1302, lot 10, known as 133 Washington Avenue, Morristown NJ, requesting C Variances for new 2 car garage and new AC unit , both requiring side yard setback relief

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

Public Hearings

a.) Carried from the July 18, 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 August 15, 2018 meeting

b.) Carried from the July 18, 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

Application carried to the August 15, 2018 meeting

c.) Carried from the July 11, 2018 Appeal # 2444 of Lia Brothers, owners of property situate block 5802, lots 14 & 15, known as 13 & 15 Clinton Street, Morristown NJ, requesting Site Plan approval with variances to use accessory garage for residential use

Lawrence Calli – Attorney for applicant

Summary of updated zoning table & site plan

Witness # 1 – F.J. Rawding – AIA

**Review of site changes as requested by board
Incorporation of comments from HPC**

Board Questions –

Public Questions/ Comments

Marion Harris – HPC

Board Deliberation –

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

d.) Appeal # 2387 of 23 Abbett Avenue, LLC, owner of property situate block 2001, lot 10, known as 23 Abbett Avenue, Morristown NJ, requesting amended site plan approval for new two family house placed six feet from approved location

Jeffrey Kantowicz – Attorney for applicant

Summary of amended site plan approval sought

Witness # 1 – Richard B. Schomer – PE

Review of updated site plan with house in new location approx. six feet back

Ex A-1 – Colorized site plan

Ex A-2 – Phot of house

Reduction of front yard variance

Parking stalls to be 8 feet wide

Board Questions –

Witness # 2 – Dan Mc Guire – Principal with Homeless Solutions

Explanation of error of site work

Public Questions / Comments

Todd Jones – Abbett Ave

Jamie Paul – Linden St

Lynn Johnson – Linden St

Ina Hariston – Garden St

Summation by attorney Kantowicz –

Board Deliberation

Motion to approve by Lloyd, second by Wild. 6 Yay votes , 1 abstain

**Motion to approve resolution by Marcus, second by Bednarz. 6 Yay votes,
1 abstain**

e.) Carried from the June 20, 2018 Meeting, 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

Lawrence Calli – Attorney for applicant –

Summary of testimony from the June 20, 2018 meeting

Co Witnesses – Heath Traver & Darren Creegan – Co owners

Review of steam condenser specs, explosion hazards with natural gas & the brewing process

Board Questions –

Public Questions –

Todd Jones - Abbett Ave

Jamie Paul – Linden St

Geraldine Harris – Linden St

Ina Hariston – Garden St

Witness # 2 – William Herliche – Manufacturers Rep & Micro Brew Consultant

Summary of brewing process using equipment proposed

Board Questions –

Public Question –

Rene Jones – Abbett Ave

Carlos Arizitabal – Hanover Ave,

Application carried to Special Meeting September 12, 2018 at 7:30

Board Attorney Correale recused himself from the meeting and left the room

Attorney Dean Donatelli assumed the role of board attorney

f.) Appeal # 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

Lawrence Calli – Attorney for applicant

Summary of application & witnesses

Ex A-1 – Slideshow presentation consisting of 31 slides

Witness # 1 – John Ferrante – PE

Summary of site & current & proposed conditions

Overview of variances requested

Review of professional's reports

Board Questions –

Public Questions/ Comments – None

Witness # 2 – Peter Dorne – AIA

Review of interior & exterior plans for proposed building as well as existing building

Summary of exterior materials to be used

Board Questions

Public Questions/ Comments

Marion Harris – HPC

Application carried to the August 15, 2018 meeting

Motion to adjourn by Marcus, second by Wild

