

**Regular Meeting
Board of Adjustment
August 21, 2019**

Present:

Ms. Beth Wall
Mr. Jeffrey Stiles
Ms. Linda Carrington
Mr. James Bednarz
Steven Pylypchuk
Barbara McNally
Chris Hayes

Absent:

Ms. Noelle Nish
Mr. Scott Wild

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Greer Patras, Board Planner
Michael Textores – Board Engineer

The meeting was called to order by Chairman 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 14, 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 – August 7, 2019 minutes – motion to approve by Carrington, second by McNally. All eligible members in favor

Old Business – None

Resolutions - None

7.) Public Hearings:

a.) Carried from the July 10, 2019 meeting, Appeal # 2451 of 32 MLK Ave LLC, owner of property situate block 2301, lot 4, known as 32 Martin Luther King Avenue, Morristown NJ, requesting C Variances for impervious coverage and parking within the side yard setback

Application carried to the September 18, 2019 meeting

b.) Carried from the July 17, 2019 meeting, Appeal # 2449 of Stirling 150, LLC, owner of property situate block 4701, lot 34, known as 150 South Street, Morristown NJ, requesting Major Site Plan approval with D Variance for expansion of restaurant use to second floor, use of roof top for dining and addition to building

Lawrence Calli – Attorney for applicant

Opening summation of application & prior hearing

Witness # 1 – F.J. Rawding – AIA

Review of site plan proposal with dumpster enclosure

Ex A-201 – Colorized site plan with shed & fence shown

Review of planners 8/21 report

Ex A-202 – Proposed fence rendering

Board Questions –

Public Questions/ Comments - None

Discussion regarding lease & easement for future considerations by board & applicants attorney

Witness # 1 returned for question about impervious coverage calculations, lighting plan & parking

Witness # 2 - John Baldasare – Owner

Overview of proposed use on second floor and hours

Employees needed for expansion, overall business and cost of leased spaces

Board Questions –

Public Questions/ Comments – None

Closing statements by attorney Calli

Board Deliberation

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

8.) New Business - Affordable Housing Presentation by Board Planner, Topology

Presentation by Golda Speyer of overview of the towns affordable housing obligations and the history of affordable housing in NJ

Motion to adjourn meeting by Stiles, second by Hayes

