

**Regular Meeting
Board of Adjustment
August 3, 2016**

Present:

Susan Glover
Mr. Cary Lloyd
Mr. Lawrence Cohen
Mr. Michael Schmidt
Ms. Linda Carrington
Mr. James Bednarz
Justin Davis

Absent:

Ms. Meredith Marcus
Mr. Scott Wild

Board Professionals Present:

Robert Correale, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Planner
Mike Cristaldi, 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 28, 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 –Minutes from the July 20 2016 meeting – Motion to approve by Lloyd, second by Bednarz. All members in favor

New Business

Resolutions –

a.) .) Appeal # 2394 of Shawn Hakl, owner of property situate block 6006, lot 12, known as 6 Colles Avenue, Morristown NJ, requesting C Variances in conjunction with a single story addition and new bilco door

Motion to approve by Cohen, second by Lloyd. All eligible voting members in favor

b.) Appeal # 2387 of Homeless Solutions, owner of property situate block 2001, lot 10, known as 23 Abbett Avenue, Morristown NJ, requesting C Variances in conjunction with the construction of a new two family dwelling

Motion to approve by Lloyd, second by Glover. All eligible voting members in favor

c.) Withdrawal without prejudice of Appeal # 2358 of Scott Biggers, owner of property situate block 9001, lot 8, known as 8 Erskine Drive, Morristown NJ, requesting side yard setback for replacement of one car garage with two car garage

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

Public Hearings –

a.) Appeal # 2398 of Mary Skillen, owner of property situate block 1101, lot 14, known as 11 Rosemilt Place, Morristown NJ, requesting C Variance for handicap ramp in side yard setback

Member Lloyd recused himself from application

Witness # 1 – Erik Baker – AIA

Summary of project and need for elderly parents to access house

Ex A-1 – Photo from street of ramp

Ex A-2 – Side yard photo with ramp

Ex A-3 – photo of ramp

Witness # 2 – Nick Manzo – Contractor

Description of ramp and materials

Witness # 3 – Mary Skillin – Property Owner

Summary of need for ramp and location

Board Questions –

Public Questions/ Comments

Board Deliberation

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

b.)Appeal # 2396 of Tracy Drummond & Mary Leedy, owners of property situate block 5502, lot 26, known as 70 Mills Street, Morristown NJ, requesting C Variance in conjunction with proposed porch and deck

Member Lloyd returned to meeting

b.)Appeal # 2396 of Tracy Drummond & Mary Leedy, owners of property situate block 5502, lot 26, known as 70 Mills Street, Morristown NJ, requesting C Variance in conjunction with proposed porch and deck

Witness # 1 – Joan Nix – AIA

**Summary of application & variances
Overview of exterior and layout of addition**

Ex A-1 – Photo of front of house

Ex A-2 – Photo of rear of house

Board Questions –

Witness # 2 – Tracy Drummond – Property Owner –

Summary of proposed work, lighting, fencing and landscaping

Board Questions –

Public Questions/ Comments –

Board Deliberation

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

c.) Appeal # 2395 of Scott & Melissa Siebold, owners of property situate block 8002, lot 9, known as 108 Early Street, requesting D Variance for internal expansion of existing two family house in R-3 zone

Witness # 1 – Melissa Siebold – Property Owner

Overview of current house and layout

Witness # 2 – David Karlsbach – PP

Planning testimony for a D2 expansion of non- conforming two family house

Ex A-1 – Roof Height Elevation

Ex A-2 – Impervious coverage Calculation

Ex A-3 – 12 pc slide show of property

Board Questions

Public Questions/ Comments

Board Deliberation

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

Motion to adjourn meeting by Bednarz, second by Lloyd

