

**Regular Meeting
Board of Adjustment
July 19, 2017**

Present:

Ms. Linda Carrington
Ms. Meredith Marcus
Mr. James Bednarz
Mr. Lawrence Cohen
Mr. Michael Schmidt

Absent:

Ms. Noelle Nish
Mr. Cary Lloyd
Mr. Jeffrey Stiles
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 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 July 12, 2017 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 21, 2017 meeting – Motion to approve by Carrington, second by Bednarz. All members in favor

Old Business –

Resolutions –

a.) a.) Appeal # 2416 of The Peck School, owner of property situate block 6401, lot 6, known as 247 South Street, requesting Major Site Plan approval with C & D Variances in conjunction with proposed new cafeteria building

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

Public Hearings:

a.) Appeal 2175 of George St Commons, owner of property situate block 2202, lot 2, known as 9 George Street, Morristown NJ, requesting amended site plan approval in conjunction with rear retaining wall

No notice provided. Application to notice for hearing date not determined at this meeting

b.) Appeal # 2418 of Agnes Espinosa, owner of property situate block 7104, lot 27, known as 76 James Street, Morristown NJ, requesting C Variance in conjunction with interior alterations converting garage into storage only creating front yard only parking

Application carried to the August 2, 2017 meeting

c.) Appeal # 2421 of Bruce Shivas, owner of property situate block 4501, lot 20, known as 17 Altamont Court, requesting C Variances for construction of proposed screen porch and outdoor deck & patio

Board member Bednarz recused himself from this application and left the proceedings

Bruce & Jane Shivas – Property owners

Summary of application of patio and new porch

Overview of layout of rear yard and adjacent property

Witness # 1 – F J Rawding – AIA

Ex A-1 – Condensed drawings

Summary of plan and materials to be used

Board Questions –

Public Questions/Comments – none

Board Deliberation –

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

d.) Appeal # 2422 of Matthew & Lauren Silverstein, owners of property situate block 1202, lot 14, known as 7 Mackenzie Road, Morristown NJ, requesting C Variance to construct a one story addition

Board Member Bednarz returned to the meeting

Matthew & Lauren Silverstein – Property owners

Ex A-1 through A-6 – site photos of current conditions of house and site layout

Summary of application and proposed addition

Board Questions –

Public Questions/ Comments - none

Board deliberation –

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

New Business - Presentation by the Historic Preservation Commission to be made at a meeting in near future regarding input for applications

Request to be made of Morristown Parking Authority for presentation on current and future parking needs

Presentation to be made at future meeting by Phil Abramson regarding the proposed updated Zoning Code

Executive Session – Update by board attorney on litigation with Kiehn & Whole Foods

Motion to adjourn meeting by Bednarz, second by Carrington

