

**Regular Meeting
Board of Adjustment
June 21, 2017**

Present:

Ms. Linda Carrington
Ms. Meredith Marcus
Mr. James Bednarz
Mr. Jeffrey Stiles
Mr. Scott Wild
Mr. Lawrence Cohen
Mr. Michael Schmidt

Absent:

Ms. Noelle Nish
Mr. Cary Lloyd

Board Professionals Present:

David B. Brady, Board Attorney
James Campbell, Adm Officer
Chris Kok, 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 June 14, 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 3 & June 7, 2017 meetings – Motion to approve by Wild, second by Cohen. All members in favor

Old Business –
Resolutions –

a.)

Public Hearings:

a.) Continued from the May 3, 2017 meeting, Appeal # 2415 of Mayo Performing Arts Center, owner of property situate block 4701, lot 46, known as 15 Pine Street, Morristown NJ, requesting Major Site Plan approval for conditional use for parking area in the CBD Zone

Lawrence Calli, Attorney for applicant

Summary of application and first meeting

Overview of proposed changes

Witness #1 – Mark Walker PE

Ex A-3 – Colorized site plan with updated changes

Board Questions –

Public Questions –

Robert Gaelin – Vail Mansion

Witness # 2 – Ken Ochab – PP

Overview of planning testimony of conditional use

Positive & negative criteria

Board Questions –

Public Questions / Comments– Robert Gaelin – Vail mansion

Summary by Calli

Board deliberation –

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

Board member Cohen left the meeting

b.) Continued from the June 7, 2017 meeting, Appeal # 2414, of Wild Bones Brewing Company, lessee of property situate block 4801, lot 13, known as 95 Morris Street, Morristown NJ, requesting D Variance for manufacturing of malt alcohol products on site

Douglas Henshaw – Attorney for applicant

Summary of application and previous testimony

Witness # 1 Frank Rawding – AIA

Ex A-4 – Updated floor plan

Review of egress plan, loading area, and ventilation details

Board Questions –

Public Questions – None

Witness # 2 – John Ward – Sound Expert

Overview of sound generated by the beer making process and expected decibel levels

Board Questions –

Public Questions – None

Witness # 3 – Douglas Polyniak – PE Traffic

Traffic testimony with 3 tenants in building

Summary of loading operations

Board Questions –

Public Questions – None

Witness # 4 – Michael Tobia PP

Planning testimony for use variance and parking

Positive & negative criteria of proposed use

Summary of conditions as agreed by applicant

Board Questions –

Public Questions/ Comments – None

Board Deliberation –

Motion to approve by Bednarz – Second by wild. All eligible members in favor

Motion to adjourn meeting by Bednarz, second by Schmidt

