

**Regular Meeting
Board of Adjustment
November 1, 2017**

Present:

Ms. Linda Carrington
Ms. Meredith Marcus
Mr. James Bednarz
Ms. Noelle Nish
Mr. Scott Wild
Mr. Jeffrey Stiles
Mr. Michael Schmidt

Absent:

Mr. Lawrence Cohen
Mr. Cary Lloyd

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 October 25, 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 – No minutes to approve

Old Business – None

Resolutions

a.) Appeal # 2417 of 40 Pine LLC, owner of property situate block 4801, lot 19 , known as 40 Pine Street, Morristown NJ 07960, requesting D Variance for conversion from approved day care use to office use

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

Public Hearings:

a.) Carried from the October 4, 2017 meeting, Appeal # 2380 of Morristown Park LLC, owner of property situate block 1303, Lot 1, known as 170 Madison Avenue, requesting amended site plan approval for deviations to previously approved site plan

Susan Rubright – Attorney for applicant

Review of board engineers report

Witness # 1 – Stephen Considine – AIA & Developer

Ex A-1 – Photo rendering of fence area with shrubs

Review of summary of changed items from original approval

Public Questions/ Comments – None

Board Questions –

Board Deliberation

Motion to approve amended changes and authorize board attorney to draft a resolution of approval by Bednarz, second by Wild. 6 members in favor, 1 nay

b.) Appeal # 2430 of Cambridge Wine Cellar, LLC, lessee of property situate block 3605, lot 1.05, known as 10 Lafayette Avenue, Suite 2, Morristown NJ, requesting C Variance for proposed signage

Peter Wolfson – Attorney for applicant

Summary of application for variance for signage

Witness # 1 – Katherine Keller – PP

Variance for two additional signs for store expansion

Positive & negative criteria

Board Questions –

Public Questions/ Comments – None

Witness # 2 – David Bernat – Owner

Summary of proposed gooseneck lighting

Board Questions –

Public Questions/ Comments – None

Board Deliberation

Motion to approve by Wild, second by Stiles. 6 members in favor, 1 nay

c.) Appeal # 2431 of Jesse Brawer, owner of property situate block 7802, lot 17, known as 57 Phoenix Avenue, Morristown NJ, requesting C Variances for side yard setback for new deck, Ac unit and second story addition

Jesse Brawer & Emily Huber – Owners

Summary of application and proposed work

Ex A-1 Site photos

Ex A-2 Additional site photos

Board Questions –

Public Questions/ Comments

Board deliberation

Motion to approve by Stiles, Second by Nish. All members in favor

Motion to adjourn by Bednarz, second by Stiles

