

**Special Meeting
Board of Adjustment
October 11, 2017**

Present:

Ms. Linda Carrington
Ms. Meredith Marcus
Mr. James Bednarz
Ms. Noelle Nish
Mr. Scott Wild
Mr. Cary Lloyd 9:15 PM
Mr. Michael Schmidt

Absent:

Mr. Jeffrey Stiles
Mr. Lawrence Cohen

Board Professionals Present:

David Brady, 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 5, 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 – None

Old Business – None

New Business – Presentation by Phil Abramson, Planner for the Town of Morristown.

Summary and overview of proposed form based code to replace existing Land Use chapter 30

Resolutions – None

Public Hearings:

a.) Carried from the September 20, 2017 meeting, Appeal # 2425 of Katherine Godby, owner of property situate block 6203, lot 5, known as 36 Madison Street, Morristown NJ, requesting Major Site plan with D Variances for second principle structure and 11 units in the RT-1 Zone

Brian Fahey – Attorney for applicant

Summary of the September 20 meeting and statement of condition that approval is for moving and using the existing structure from Dehart to Madison st

Ex A-3 – Photo of existing street tree

Witness # 1 – Roger Denisschi – PP

Ex A-4 – Photo board of site with 8 photos of various shots of existing site

Overview of proposed location of moved building and proposed use of three one bedroom units

Parking areas are not connected

Summary of Master Plan goals pertinent to application

Positive & negative criteria analyzed

Summary of special reasons

Density comparison of neighborhood

Ex A-5 – Density chart of area

Summary of variances

Marion Harris – Morristown HPC – Summary & history or structure

Board Questions –

Public Questions –

Dom Paragano – 15 Catherine Ln

Linda Cochran – James St

David Cochran – James St

Witness # 2 – Richard Schomer – PE

Applicant's engineer recalled for additional questions from board members

Public Questions –

Dom Paragano – 15 Catherine Ln

Ex P-1 – Colorized version of Schomer site plan

Julie Gulisano – 22 Catherine Ln

James Gulisano – 22 Catherine Ln

Application carried to the October 18 meeting

Motion to adjourn by Nish, second by Bednarz

