

**Regular Meeting
Board of Adjustment
October 4, 2017**

Present:

Ms. Linda Carrington
Ms. Meredith Marcus
Mr. James Bednarz
Ms. Noelle Nish
Mr. Scott Wild
Mr. Cary Lloyd 8:05 PM
Mr. Jeffrey Stiles
Mr. Lawrence Cohen

Absent:

Mr. Michael Schmidt

Board Professionals Present:

David 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 September 27, 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 September 20, 2017 meeting. Motion to approve by Bednarz, second by Nish. All members in favor

Old Business – None

New Business – Presentation by Ken Miller, Chairman of the Morristown Historic Preservation Commission.

Overview of historic properties, definitions and process of HPC

Resolutions –

a.) Appeal # 2424 of Charles & Allison Goss, owners of property situate block 7402, lot 4, known as 44 Colles Avenue, Morristown NJ, requesting C Variances in conjunction with proposed AC units and enclosed side porch

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

b.) Appeal # 2426 of John & Susan Landau, owners of property situate block 9001, lot 9, known as 128 AKA 124 James Street, Morristown NJ, requesting C Variance for side yard setback for construction of one story kitchen addition

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

c.) Appeal # 2427, of Lawrence Behrendt, owner of property situate block 5304, lot 13, known as 19 Sherman Place, Morristown NJ, requesting C Variance for expansion of driveway for front yard parking

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

Public Hearings:

a.) .) 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

Summary of as built changes

Witness # 1 – Steven Considine – Developer

Review of professionals requests

Board professionals reviewed items needed on as built survey for accurate placement

Application carried to the November 1, 2017 meeting

b.) 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

Lawrence Calli – Attorney for applicant

Summary of history and uses of property

Witness # 1 – James O’Brian – AIA

Overview of AIA Sheet A -1 - proposed interior layout

Sheet C-1 – Proposed awnings & building signage

Board Questions –

Public Questions – Richard Alverson – Pine St

Witness # 2 – Sean Morinski – PP

Small scale office use for start up type of business

Summary of variance needed including use and parking

Summary of positive & negative criteria

Board Questions –

Public Questions/ Comments – None

Closing by Calli –

Board Deliberation –

Motion to approve by Lloyd, second by Bednarz. Six yay, 1 nay vote.

Motion approved

Motion to adjourn meeting by Bednarz, second by Wild

