

**Regular Meeting  
Board of Adjustment  
December 20, 2017**

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**Present:**

Ms. Linda Carrington  
Ms. Meredith Marcus  
Mr. Scott Wild  
Mr. Jeffrey Stiles  
Mr. Michael Schmidt  
Mr. Cary Lloyd

**Absent:**

Mr. James Bednarz  
Ms. Noelle Nish

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Planner  
Mike Cristaldi, Engineer

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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 December 13, 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 presented for approval

Old Business – None

Executive Session – Motion by Carrington, second by Marcus for board to go into executive sessions.

All members of the public exited the room

Review of litigation cases involving the board by Board Attorney Brady

Motion to go back into public session by Lloyd, second by Carrington

Members of the public were allowed back into the meeting room

## Resolutions

a.) **None**

## Public Hearings:

**a.) Appeal # 2428 of Plaid House Inc, owner of property situate block 4601, Lot 2, known as 47 Franklin Street, Morristown NJ, requesting C Variance for installation of new stand by generator in rear yard**

**Lawrence Calli – Attorney for applicant**

## **Summary of application for stand by generator and variances sought**

**Witness # 1 – Neville Newton – Executive Director of Plaid House**

**Overview of Plaid House’s mission and objectives and the need to provide power at the residence in case of emergency due to state laws**

**Board Questions –**

**Public Question/ Comments – Jen O’Donnell – Hamilton Rd  
Mike O’Donnell – Hamilton Rd**

**Witness # 2 – Richard Schomer – PE**

**Overview of site and layout**

**Summary of variances sought and positive & negative criteria with same**

**Testing schedule and new fencing and sound enclosure items provided as testimony**

**Board Questions –**

**Public Questions/ Comments**

**Summary by Calli –**

**Board Deliberation – 6 ft fence instead of 4 ft**

**Motion to approve by Stiles, second by Schmidt. All members in favor**

**Board Attorney Brady recused himself from the meeting due to a conflict and was replaced by board attorney Donatelli**

**b.) Carried from the December 6, 2017 Meeting, Appeal # 2420 of The Foundry LLC, owner of property situate block 7802, Lot 25, known as 8 Budd Street, requesting Interpretation for uses in ORC Zone, alternatively requesting Use Variance if needed based on board findings of use within existing zone**

**Lawrence Calli – Attorney for applicant**

**Summary of previous meeting**

**Witness # 10 Joseph Stiger - PE**

**Summary of site and uses, 25 parking spaces on site**

**Ex A-2 – Parking map with 30 cars parked on site**

**Ex A-3 – Parking map with 49 cars parked on site**

**Overview of potential number of cars and traffic flow from site**

**Board Questions –**

**Public Questions –**

**Gary Thomas – Conklin Rd**

**Carolyn Young – Washington St**

**Roger Mayerson – Miller St**

**Bearce Riley – Budd St**

**Steve Pylubchuk – Early St**

**Larry Litwin – Washington St**

**Witness # 2 – James O’ Brian – AIA**

**Ex A-4 – Colorized renderings of building exterior**

**Summary of improvements, awnings & signage**

**Ex A-5 – Rendering plans – 15 pages including signage**

**Board Questions –**

**Public Questions –**

**Marion Harris – Morristown HPC – Overview and history of the building**

**Ex A-6 – Floor plan as designed by FJ Rawding AIA of first & second floor**

**Board Questions –**

**Public Questions –**

**Gary Thomas – Conklin Ave**

**Witness # 3 – Jenna Smith – Owner**

**Summary of current uses within building**

**Public Questions –**

**Bearce Riley – Budd St**

**Penny Wise – Westminster Dr**

**Steven Pylubchuk – Early St**

**Carolyn Young – Washington St**

**Witness # 4 – Sean Moronski – PP**

**Overview of variances**

**MLUL purposes**

**Summary of positive & negative criteria**

**Board Questions –**

**Application carried to the January 10, 2018 Meeting**

**Motion to adjourn by Lloyd, second by Marcus**















