

**Regular Meeting
Board of Adjustment
December 6, 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. Cary Lloyd

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 November 29, 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

A moment of silence was observed to remember Larry Cohen who served both land use boards for many years

Minutes –Minutes from the October 18 & November 1, 2017 meeting were approved. Motion to approve by Bednarz, second by Wild. All eligible members in favor

Old Business – None

Resolutions

a.) 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

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

b.) 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

Motion to approve by Bednarz, second by Wild. 6 members in favor, one 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

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

Public Hearings:

a.) Carried from the November 15, 2017 Special 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 board findings of use within existing zone

Application carried to the December 20, 2017 meeting

b.) Carried from the November 15, 2017 Special 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

Applicant requested application to be withdrawn without prejudice.

Withdrawal resolution prepared by Board Attorney Brady

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

New Business - Presentation by Topology on proposed Zoning Codes

Brief presentation by Phil Abramson on the Zoning Code update

Board went in to Executive Session and Board Attorney updated the board on litigation matters

Motion to adjourn meeting by Wild, second by Carrington

