

**Regular Meeting
Board of Adjustment
February 6, 2019**

Present:

Mr. James Bednarz
Ms. Linda Carrington
Ms. Noelle Nish
Ms. Beth Wall

Absent:

Ms. Meredith Marcus
Chris Hayes
Mr. Scott Wild
Mr. Michael Schmidt
Mr. Jeffrey Stiles

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Gene Buczynski, Board Engineer

The meeting was called to order by Mr. Bednarz 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 January 30, 2019 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 –

Resolutions -

a.) .) Appeal # 2454 of Arthur & Sue Clark, owners of property situate block 1101, lot 18, known as 30 Olmstead Road, Morristown NJ, requesting C Variances for impervious coverage and building coverage in conjunction with proposed additions

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

Board Members Bednarz & Carrington recused themselves from the meeting & left the room

Due to a board member shortage, Joseph Stanley, Debra Gottsleben & Richard Tighe, members of the Planning Board filled in to make a quorum

7.) Public Hearings:

a.) Appeal # 2457 of MWC Development LLC, owner of property situate block 7402, lot 4, known as 44 Colles Avenue/ 55 Miller Road, Morristown NJ requesting C Variances for building & impervious lot coverage in conjunction with a proposed new single family house

Martin Newmark – Attorney for applicant

Summary of board professional's reports & updated addendums

Witness # 1 – Vincent Colizza – AIA

Ex A110 - Education summary & projects completed

Ex A101 – Build to line analysis

Ex A103 – Street view w separation

Ex A111 – Front elevation of existing structure

Ex A 112 – Cross section of Colles

Ex A101 – Colles Ave setbacks

Ex A104 – Southwest façade colorized

Ex A113 – North East elevation colorized

Ex A114 – North East elevation w 40 Colles

Ex A115 – Colorized view looking towards North East

Ex A116 – View from Miller Rd

Ex A 117 – Birds eye view

Ex A 108 – Landscape concept

Ex A 109 - Ext materials specs

Ex A 102 – Miller & Colles View

Ex A 105 – Neighborhood arch. Elements

Ex A 106 – Neighborhood window samples

Ex A 107 – Existing neighborhood building types

Ex A-104 – Birds eye views

Summary of proposed house , floor plan & materials

Summary of 2 variances sought for bld & imp coverage

Review of board professional's reports

Board Questions –

Public Questions –

Marion Harris – HPC

Richard O Connell – Colles Ave

Dave Nagy – Colles Ave

Heikki Uustal – Miller Rd

**Greg Kurlander – Farragut Pl
Donna McNamarra – Colles Ave
Alison Deeb – Thomas Trail**

Review of exterior materials

Review of Dec 10, 2018 HPC report

Public Comments –

**Richard O’ Connell – Colles Ave
Ex O 01 Siteplan W driveway**

**Alice Cutler – Colles Ave
Heikki Uustal – Miller Rd
Marion Harris – HPC
Maureen Sasich – Colles Ave
Mitchell Colbert – Miller Rd
Katie Bartlett – Farragut
David Jasin – Colles Ave**

Summary by Newmark –

Board deliberation

**Summary of conditions listed by attorney Brady
Motion to approve by Tighe, second by Nish. All 5 members in favor**

Motion to adjourn by Nish, second by Tighe

