

**Regular Meeting  
Board of Adjustment  
February 17, 2016**

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**Present:**

Ms. Linda Carrington  
Mr. Lawrence Cohen  
Susan Glover  
Ms. Meredith Marcus  
Mr. Cary Lloyd  
Mr. Michael Schmidt  
Mr. Scott Wild  
Mr. James Bednarz

**Absent:**

**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 February 10, 2016 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 – Jan 20, 2016 . Motion to approve by Bednarz, second by Schmidt.  
All members in favor

Old Business – None

Resolutions –

**a.) Appeal # 2377 of Blake Kabnick, owner of property situate block 1502, lot 1, known as 37 Valley View Drive, Morristown NJ, requesting C Variance to install a new stand by generator within the side yard setback**

**Motion to approve by Lloyd, second by Cohen. All members in favor**

**b.) Appeal # 2376 of Erika Martinez, owner of property situate block 1801, lot 7, known as 45 Ridgedale Avenue, requesting C Variances for enlargement of driveway area**

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

**Public Hearings:**

**a.) Carried from the February 3, 2016 meeting, Appeal # 2345 of Pedro Mataj, owner of property situate block 5201, lot 16, known as 36 Sussex Avenue, Morristown NJ, requesting C & D Variances and Minor Site Plan in conjunction with expanded retail use and addition to existing building for mixed uses**

**Motion to approve memorialization of drafted resolution of approval by Bednarz, second by Cohen. 5 members in favor, one nay**

**b.) b.) Carried from the February 3, 2016 meeting, Appeal # 2356 of Richards & Robbins Group, owner of property situate block 6102, lot 12, known as 40 Maple Avenue, Morristown NJ, requesting C & D Variances in conjunction with the conversion of existing office space into two new residential units**

**Thomas Mollica – Attorney for applicant**

**Summary of Feb 3, 2013 submittal to board regarding deed restrictions**

**Witness # 1 – Dave Richards – Principle –**

**Overview of property and history**

**Board Questions –**

**Public Questions/ Comments**

**Motion for board attorney Brady to draft a resolution of approval by Lloyd, second by Schmidt. Four members in favor, three against**

**c.) Appeal # 2382 of James Clark & Mary Jane Robertson, owners of property situate block 7401, lot 4, known as 1 Farragut Pl, Morristown NJ, requesting C Variances in conjunction with the addition of a proposed covered porch**

**Thomas Malman – Attorney for applicant**

**Witness # 1 Edwin Heinle – AIA**

**Summary of application and history of property**

**Ex A-1 – Gen Porter Exhibit**  
**Ex A-2 – Sheet ST 1 in color**  
**Ex A-3 – Elevations of existing**  
**ExA-4 – Proposed elevations**

**Summary of proposed work and materials used**

**Ex A-5 – Interior floor plan**

**Board Questions –**

**Public Questions/ Comments**

**Board Deliberation**

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

**d.) Appeal # 2379 of Anthony Murphy Jr, owner of property situate block 4701, lot 58, known as 18 King Street, Morristown NJ, requesting C and D 5 Variance to convert an existing single family house into a two family with an addition to principal structure and new detached garage**

**Application carried to the March 2, 2016 Meeting**

**e.) Carried from the January 20, 2016 meeting, Appeal # 2380 of Morristown Park LLC, purchaser under contract of property situate block 1303, lot 1, known as 170 Madison Avenue, Morristown NJ, requesting C & D Variances to construct a new seven unit townhouse complex**

**Susan Rubright – Attorney for applicant**

**Witness # 1 – Steven Considine – Developer**

**Ex A-1 – Slide show presentation**

**Site overview, landscape plans**

**Board Questions –**

**Public Questions/ Comments**

**Application carried to Special Meeting to be held Feb 29, 2016 at town hall**

**Motion to adjourn by Bednarz, second by Cohen**





