

**Regular Meeting  
Board of Adjustment  
January 23, 2019**

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**Present:**

Mr. James Bednarz  
Mr. Scott Wild  
Ms. Linda Carrington  
Ms. Beth Wall  
Mr. Michael Schmidt  
Mr. Jeffrey Stiles  
Ms. Noelle Nish

**Absent:**

Ms. Meredith Marcus  
Chris Hayes

**Board Professionals Present:**

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

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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 16, 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 – Minutes from the December 19, 2018 & the January 9, 2019 meeting. Motion to approve by Nish, second by Schmidt. All members in favor

Old Business – Request for extension for Appeal # 2305 for a four unit residential building on Walker Street

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

## Resolutions -

**a.) Carried from the January 16, 2019 meeting, Appeal # 2453 of Patricia Gallagher, owner of property situate block 1601, lot 23, known as 47 Morris Avenue, Morristown NJ, requesting C variance for rear yard set back in conjunction for a newly proposed detached garage.**

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

## Public Hearings

**a.) Carried from the January 16, 2019 meeting, Withdrawal of Appeal # 2437 of Glenbrook Brewery, lessee of property situate block 602, lot 2, known as 44 Abbett Avenue, Morristown NJ, requesting C & D Variances for use of a portion of the building for Brewery Use**

**Motion to accept withdrawal without prejudice by Nish, second by Schmidt. All eligible members in favor**

**b.) 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**

**Arthur & Sue Clark - Property Owners**

**Summary of existing conditions & proposed addition and site improvements**

**Witness # 1 – Chris Pickell - AIA**

**Overview of proposed elevations with new addition**

**Ex A-1 – Elevation sheet 2**

**Overview of variances needed for building coverage & impervious coverage**

**Board Questions –**

**Public Questions/ Comments – None**

**Board Deliberation**

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

**c. ) Carried from the January 23, 2019 meeting , Appeal # 2448 of Claremont Properties Inc, purchaser under contract of property situate block 5906, lots 10, 11 & 12, known as 16, 24 & 28 Schuyler Place, Morristown NJ, requesting Major Site plan with C & D Variances in conjunction with a proposed 28 unit residential building with parking & rooftop amenity**

**Peter Wolfson – Attorney for applicant**

**Summary of application & previous meetings**

**Affordable unit total of 4, 2 onsite, 2 proposed to be offsite**

**Request by Attorney Wolfson to recuse board member Stiles**

**board member Stiles sworn in by Board Attorney Brady for questioning & cross exam by Attorney Wolfson**

**Board Members Stiles recused himself from the application & left the meeting room**

**Summary of town COAH rules by Wolfson**

**Witness # 1 – FJ Rawding – AIA**

**Summary of updated changes to include no onsite parking and prior parking area to be used for storage, trash chute location change, elevations & roof top landscaping**

**Ex A 101 – Updated slide presentation**

**Board Questions –**

**Public Questions – None**

**Witness # 2 – John Harter PE – Traffic**

**Summary of changes to parking plan to have all offsite parking**

**Board Questions –**

**Public Questions –**

**Councilwoman Deeb – Thomas Trail**

**Dr. Robert Coyne – Ogden Pl**

**Request to carry application to the February 20, 2019 meeting**

**Review of annual report as submitted by board attorney Brady**

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

**Motion to adjourn meeting by Schmidt, second by Nish**













