

**Regular Meeting  
Board of Adjustment  
January 10, 2018**

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**Present:**

Ms. Linda Carrington  
Ms. Meredith Marcus  
Mr. Jeffrey Stiles  
Mr. Michael Schmidt  
Mr. Cary Lloyd  
Ms. Noelle Nish

**Absent:**

Mr. James Bednarz  
Mr. Scott Wild

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Chris Kok, Planner  
Mike Cristaldi, Engineer

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The meeting was called to order by Mr. Schmidt 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 3, 2018 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

Board members Nish, Marcus & Stiles sworn in for reappointed terms

Minutes – Minutes from the December 6, 2017 meeting. Motion to approve by Carrington, second by Stiles. All members in favor

Old Business – Selection of Technical Coordinating Committee – Scott Wild as Chairman , Members Stiles & Nish as regular members

Letter received by Leroy Aiken requesting an extension for an approval from 2013. Applicant to file and return to board at a letter meeting

Annual report summarized by Board Attorney Brady. Motion to accept by Marcus, second by Stiles. All members in favor

**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**

**members in favor**

**Motion to approve by Carrington, second by Marcus. All eligible**

Public Hearings:

**a.) Appeal 2432 of Franklin Place LLC, owner of property situate block 4501, lot 5, known as 2 Franklin Place, Morristown NJ, requesting Major Site plan for Signage, new landing and ramp in front yard as well as changes to parking**

**Board member Nish recused herself & left the meeting room**

**John Mills – Attorney for applicant**

**Summary of application**

**Witness # 1 – Michael Awad – Owner**

## **Summary of existing business and location**

### **Proposed continuation of medical use**

**Ex A-1 – Court Order by Judge Stanton**

**Ex A-2 – Copy of zoning permit**

**Applicant seeking approval for 20 sf sign, entryway ramp and redesigned parking with ADA space**

### **Board Questions –**

**Ex A-3 – 11 photos of existing site and previous sign**

### **Public Questions –**

**Kevin McNally –**

**Marion Harris**

**Marge Brady**

**Ken Hoffman**

**Barbara McNally**

**Alan Illias**

**Ralph Ullman**

**Witness # 2 – Eric Deline – PP**

**Summary of site and layout**

**Overview of variances**

**Ex A-4 – Parking lot availability table from MPA**

### **Board Questions –**

### **Public Questions/Comments –**

**Ken Hoffman**

**Marge Brady**

**Mary Masilamani**

**Linda Stamato  
Marion Harris  
Ralph Ullman  
Lauren Fox**

**Ex H-1 through H 6 - Photos of signs in neighborhood of other professional offices**

**Closing summary by John Mills**

**Board Deliberation**

**Sign to be no larger than 8 feet**

**Motion to authorize board attorney to draft a resolution of approval by Stiles, second by Lloyd. Four members in favor, one nay.**

**b.) Carried from the December 20, 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 board findings of use within existing zone**

**Application carried to the February 7, 2018 meeting**

**c.) Appeal 2433 of DeCarro & Zecca, owners of property situate block 4702, lot 23, known as 29 Pine Street, Morristown NJ, requesting C variances for lot coverage and setbacks in conjunction with converting a single family house into a two family**

**Rosemary Stone Dougherty – Attorney for applicant**

**Summary of property and neighborhood**

**Witness # 1 – Frederick Meola – PE & PP**

**Review of planning memo**

**Summary of existing conditions and variances sought**

**Board Questions –**

**Ex A-1 – Concept parking plan**

**Public Questions –**

**Application carried to the January 17, 2018 meeting**

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















