

**Regular Meeting  
Board of Adjustment  
July 11, 2018**

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**Present:**

Chris Hayes  
Ms. Meredith Marcus  
Ms. Noelle Nish  
Mr. James Bednarz  
Mr. Scott Wild  
Mr. Michael Schmidt  
Mr. Jeffrey Stiles

**Absent:**

Ms. Linda Carrington  
Mr. Cary Lloyd

**Board Professionals Present:**

David B Brady, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Planner  
Michael Cristaldi, Board 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 June 29, 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

Minutes – None

Old Business –

Resolutions -

**a.) Appeal # 2435 of 190 South Street, LLC c/o LDJ Builders, Inc, owner of property situate block 4601, lot 11, known as 190 South Street, Morristown NJ, requesting Major Site Plan approval with C & D Variances for proposed mixed use building with commercial and residential uses**

**Motion to approve by Nish, Second by Marcus. All eligible members in favor**

Public Hearings:

**a.) Carried from the June 20, 2018 Meeting, 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**

**Application carried o the August 1, 2018 meeting**

**b.) Carried from the Jun 20, 2018 meeting, Appeal # 2441 of Sympathy for the Devil LLC, owner of property situate block 2402, lot 1, known as 58 Martin Luther King Avenue, Morristown NJ, requesting C & D Variances in conjunction with new second principle structure on one lot**

**Application carried to the August 15, 2018 meeting**

**c.) Appeal # 2447 of Carol & Gar Moy, owners of property situate block 1302, lot 10, known as 133 Washington Avenue, Morristown NJ, requesting C Variances for new 2 car garage and new AC unit , both requiring side yard setback relief**

**Gar & Carol Moy – Owners**

**Summary of application**

**Original garage destroyed by fallen tree**

**Ex A-1 – Photo of original garage with tree on it**

**Ex A-2 – Photo of front of house**

**Ex A-3 - Neighboring garage**

**Ex A-4 – Other neighboring garage**

**Ex A-5 – View from neighbor**

**Ex A-6 – Neighbor garage**

**Ex A-7 – Neighbor garage**

**Ex A-8 – Elevations of proposed garage**

**Board Questions regarding garage**

**Continued testimony for newly proposed ac unit in side yard**

**Ex A-9 – Unit location on survey**

**Ex A-10 – Ac unit Specs**

**Board Questions –**

**Public Questions/ Comments – None**

**Board Deliberation**

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

**d.) Appeal # 2444 of Lia Brothers, owners of property situate block 5802, lots 14 & 15, known as 13 & 15 Clinton Street, Morristown NJ, requesting Site Plan approval with variances to use accessory garage for residential use**

**Lawrence Calli – Attorney for applicant**

**Overview of application & proposed work**

**Witness # 1 – FJ Rawding – AIA**

**Ex A-1 – Revised zoning table due to survey error**

**Summary of adjacent properties & existing parking**

**Ex A-2 – Colorized Site Plan**

**Ex A-3 – Clinton Lane Photo Board**

**Ex A-4 – Back Yard View**

**Ex A-5 , A-6, A-7, A-8, A-9, A-10 – Photoboard of adjacent structures**

**Review of proposed floor plans & elevations**

**Board Questions –**

**Marion Harris – HPC -**

**Witness # 2 – Charles Heydt – PP**

**Summary of variances sought**

**Positive & negative criteria covered**

**Board Questions –**

**Public Questions/ Comments**

**Closing statement by Calli**

**Board Deliberation**

**Motion to authorize board attorney to draft a resolution of approval by Marcus. All members in favor**

**Applicant to return to board on Aug 1, 2018 to present updated plans**

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















