

**Regular Meeting
Board of Adjustment
July 17, 2019**

Present:

Ms. Beth Wall
Chris Hayes
Mr. Jeffrey Stiles
Ms. Linda Carrington
Mr. Scott Wild
Mr. James Bednarz
Steven Pylypchuk
Barbara McNally

Absent:

Ms. Noelle Nish

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Greer Patras, Board Planner
Stan Schrek – Board Engineer

The meeting was called to order by Chairman 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 July 11, 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 – June 19 & July 10, 2019 minutes – motion to approve by Carrington, second by Hayes. All eligible members in favor

Old Business – None

Resolutions – None

7.) Public Hearings:

a.) Appeal # 2307 of Ridgedale Commons LLC, owner of property situate block 702,, lots 8,9,10 & 11, known as 68-74 Ridgedale Avenue, Morristown NJ, requesting Major Site Plan, C & D variances in connection with a newly proposed residential building with 29 units requesting extension of time for approval

James Foerst – Attorney for applicant

History of site and prior approvals

Review of zoning changes by board planner

Witness # 1 – Todd Ellner – Principle

Summary of work performed on site & investment made

Witness # 2 – Patrick Nardone – Contractor –

Summary of permits submitted

Summary by Foerst

Board Deliberation

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

b.) Carried from the June 10, 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

Application carried to the September 4, 2019 meeting

c.) Carried from the June 10, 2019 meeting, Appeal # 2455 of Maria & Rosario Scumaci, owners of property situate block 7801 , lots 27 & 28, kwon as 94.5 & 96 Washington Street, Morristown NJ, requesting C Variances in conjunction with parking area at rear of property

Lawrence Calli – Attorney for applicant

Summary of application

Witness # 1 – Richard Schomer – PE & PP

Ex A-101 – Colorized site plan

Summary of variances in the MX-1 Zone & on street parking regulations

Review of variances & on site parking requirements, inlet & drywell proposed

Summary of planning testimony

Board Questions –

Public Questions/ Comments

Ardie Runkel – Wash St

Board Deliberation

Motion to approve 3 spaces per lot by Carrington, second by Wild. 6 Members in favor, one nay

d.) Carried from the June 19, 2019 meeting, Appeal # 2449 of Stirling 150, LLC, owner of property situate block 4701, lot 34, known as 150 South Street, Morristown NJ, requesting Major Site Plan approval with D Variance for expansion of restaurant use to second floor, use of roof top for dining and addition to building

Lawrence Calli – Attorney for applicant

Summary of application

Witness # 1 – FJ Rawding – AIA

Ex A-101 = Enlarged copy of survey

Ex A-102 - First floor plan

Ex A-103 - 2nd floor plan & roof deck

Ex A-104 – Façade & front elevations

Ex A-105 – Photo of current front

238 sq ft addition proposed & 66 seats total on 2nd floor

Overview of roof deck proposal, railings & lighting

Board Questions –

Public Questions/ Comments –

Jen Wehring

Witness # 2 – Charles Heydt – PP

Ex A-106 – Aerial photo of site, showing current parking, public parking & private parking area

110 parking spaces required by Ord.

None provided

Summary of variances, positive & negative criteria

Public Questions/ Comments

Board Questions

Board Deliberation –

Motion to authorize the board attorney to draft a resolution of approval by Stiles, second by Bednarz. All eligible members in favor

Application carried to the August 21, 2019 meeting

Motion to adjourn meeting by Hayes, second by McNally

