

**Regular Meeting
Board of Adjustment
July 20, 2016**

Present:

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

Absent:

Mr. James Bednarz
Justin Davis

Board Professionals Present:

David B. Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Planner
Mike Cristaldi, Engineer

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 July 13, 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 –Minutes from the June 15, 2016 meeting – Motion to approve by Cohen, second by Carrington. All members in favor

New Business – Interpretation of front yard parking area at 19 Gallagher Rd
as requested by owner

Resolutions –

a.) 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

Motion to approve by Lloyd, second by Schmidt. Five members in favor. Members Wild & Carrington abstained

Public Hearings:

a.) Carried from the July 6, 2016 meeting, Appeal # 2390 of Wilmot Walk LLC, owner of property situate block 4801, lot 11, known as 89 Morris Street, Morristown NJ, requesting C Variance in conjunction with new proposed ground sign of eighty square feet

Request by applicant to be carried to the August 17, 2016 meeting without further notice

b.) Appeal # 2388 of Franz Mitterer, owner of property situate block 8001, lot 7, known as 40 Mills Street, Morristown NJ, requesting Major Site Plan with subdivision and C & D Variances

Ronald Heyman – attorney for applicant

Review of draft resolution as prepared by board attorney

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

c.) Appeal # 2394 of Shayn Hakl, owner of property situate block 6006, lot 12, known as 6 Colles Avenue, Morristown NJ, requesting C Variances in conjunction with a single story addition and new bilco door

Shayn Hakl – Property owner

Overview of property and proposed work – 45 sq ft addition and relocate bilco door

Witness #1 – Marjorie Roller – AIA & PP

Summary of work and variances involved

Ex A-1 – Site photos

Board Questions –

Public Questions/ Comments

Board deliberation

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

d.) .) Carried from the July 6, 2016 meeting, Appeal # 2391 of Aman Developers LLC, owner of property situate block 7801, lot 6, known as 21 Phoenix Avenue, Morristown NJ, requesting C Variances in conjunction with new construction of a proposed two family house

Carmine Campanile – Attorney for applicant

Summary of application and meeting with planner to discuss revisions

Summary of updated variances

Witness # 1 – Nicholas Salerno – AIA

Overview of architectural details

Ex A- 1 – Exterior elevations Front & Right side

Ex A-2 – Exterior elevations – Rear & Left side

Review of updated planners report

Board Questions –

Public Questions/ Comments

Witness # 2 – Frederick Meola – PE

Summary of rear unit access, trees on site

Review of engineering report

Board Questions

Public Questions/ Comments

Summary by Campanile

Board Deliberation

Motion for board attorney to draft a resolution of approval for review of conditions by Glover, second by Lloyd. 6 Members in favor, 1 nay

Motion to adjourn by Carrington, second by Schmidt

