

**Regular Meeting
Board of Adjustment
June 20, 2018**

Present:

Ms. Linda Carrington
Mr. Cary Lloyd
Chris Hayes
Ms. Meredith Marcus
Ms. Noelle Nish
Mr. James Bednarz
Mr. Scott Wild

Absent:

Mr. Michael Schmidt
Mr. Jeffrey Stiles

Board Professionals Present:

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

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 June 13, 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 – Minutes from the June 6, 2018 meeting. Motion to approve by Marcus, second by Lloyd. All members in favor

Old Business –

Resolutions – None

Public Hearings:

a.) Carried from the May 16, 2018 meeting, Appeal # 2436 of Cornerstone Family Programs, owner of property situate block 4701, lot 9 & 10, known as 62 Elm Street, Morristown NJ, requesting Use Variance for office only in the ORC Zone

Application carried to the July 18, 2018 meeting

b.) Carried from the May 16, 2018 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Application withdrawn by applicant without prejudice

c.) 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 July 11, 2018 meeting

d.) Carried from the May 16, 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

Lawrence Calli – attorney for applicant

Summary of application

Witness # 1 – Darren Cregan – Principle

Witness # 2 – Heath Traber – Principle

Overview of business plan and history

Ex A-1 – Intro to Glenbrook marketing material

Ex A-2 Colonial Ale ad

Ex A-3 – Revolution Beer ad

Summary of expected operations of manufacturing & tasting rooms hours

Anticipated staffing and hours on site

Ex A-4 – Manufacturers letter regarding no outside venting

Overview of business plan and commercial sales

Outside firm to do the final process in bottles

Summary of waste disposal

Summary of retail sales, production limits & licensing, & trash pick ups

Board Questions –

Public Questions –

Todd Jones – Garden St

Stan Prayter – Mt Olive Township

Ina Harston – Garden St

Octavia Chambis – Garden St

Raul Silva – Abbett Ave

Renee Jones – Abbett Ave

Jacob Aristizbal – Hanover Ave

John Harston – Garden St

Fraz Owens – E Hanover Ave

Naomi Zaback – Abbett Ave

Application carried to the July 11, 2018 meeting

Motion to Adjourn by Marcus, second by Carrington

