

**Regular Meeting
Board of Adjustment
June 5, 2019**

Present:

Ms. Beth Wall
Chris Hayes
Mr. Jeffrey Stiles
Ms. Linda Carrington
Mr. Scott Wild
Joseph Stanley – PB Member
Hector Cardona – PB Member
Martha Ballard – PB Member

Absent:

Mr. James Bednarz
Ms. Noelle Nish

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Stanley Schrek – Board Engineer

The meeting was called to order by Mr. Wild 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 May 29, 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 – Minutes from the April 17, 2019 meeting. Motion to approve by Hayes, second by Wall. All eligible members in favor

Old Business – None

Resolutions -

a.) Appeal # 2460 of James Milnes, owner of property situate block 5602, lot 35, known as 43 Mills Street, Morristown NJ, requesting C variance for side yard setback of 2.67 feet where 5 feet is required for proposed second story dormer

Motion to approve by Hayes, second by Wall. All eligible members in favor

b.) Appeal # 2459 of Greg Laracy, owner of property situate block 5702, lot 71, known as 40 Grant Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan Approval for expansion of non-conforming 3 family use

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

7.) Public Hearings:

b.) Appeal # 2379 of Anthony Murphy Jr, owner of property situate block 4701, lot 58, known as 18 King Street, Morristown NJ, requesting amended site plan approval to relocate previously approved parking in detached garage to surface parking in side yard

Application carried to the June 19, 2019 meeting

b)Appeal # 2451 of 32 MLK Ave LLC, owner of property situate block 2301, lot 4, known as 32 Martin Luther King Avenue, Morristown NJ, requesting C Variances for impervious coverage and parking within the side yard setback

Application carried to the June 19, 2019 meeting

c.) Carried from the April 3, 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 July 10, 2019 meeting

Board Member Stiles recused himself from the application and left the room

d.) Continued from the May 15, 2019 Meeting, Appeal # 2458 of Lafayette Condo Assoc. , owner of property situate block 6103, lots 5.01-5.04/ 5.06-5.08, known as 59-65 Maple Avenue/ 25-29 Miller Road, Morristown NJ, requesting Amended Major Site Plan Approval to construct covered breezeways between detached garages & principle structures

Lawrence Calli – Attorney for applicant

Summary of previous hearing and review of application

Board Questions –

Board Deliberation –

Motion to approve by Stanley, second by Ballard. Six members in favor, one Nay

Board Member Stiles returned back to the meeting

Planning Board Members Stanley, Cardona & Ballard left the meeting

e.) Appeal # 2464 of Boaz & Debbie Lesham, owners of property situate block 6203, lot 7, known as 11 Catherine Lane, Morristown NJ, requesting C Variances in conjunction with proposed rear addition and new shed

Witness # 1 – Debbie Lesham – Owner

Summary of application and current site

Witness # 2 – Geoff Gogan – AIA & PP

Ex A 101 – Colorized Site Plan

Ex A-102 – Blow up of survey

Ex A-102 – Blow up of first floor plan

101 sq foot addition proposed & new 48 sq ft shed at rear of property

Ex A-104 – Colorized rendering of shed & patio

Ex A-105 – Basement plan w full basement under addition

Ex A-106 – Colorized first floor plan

Ex A-107 – Colorized second floor plan

Ex A-108 – Third floor existing – no changes

Ex A-109 – Left side elevation colorized

Ex A-110 – Rear elevation colorized

Ex A-111 – Right side elevation colorized

Summary of architectural testimony

Ex A-112 – Aerial Google Map

Planning testimony and review of variances required

Ex A-113 – Blow up of aerial view

Review of board professional's reports

Board Questions –

Public Questions/ Comments

Summary by Gogan

Board deliberation

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

Motion to adjourn meeting by Hayes, second by Stiles

At request of remaining public, motion to re - open public meeting

Gary & Tammy Isabel – Wetmore – Overview of project in adjacent lot and issues with water, mud, noise

Motion to re adjourn meeting by Carrington, second by Hayes

