

**Regular Meeting
Board of Adjustment
June 6, 2018**

Present:

Ms. Linda Carrington
Mr. Michael Schmidt
Mr. Cary Lloyd
Chris Hayes
Ms. Meredith Marcus
Mr. Jeffrey Stiles
Ms. Noelle Nish

Absent:

Mr. James Bednarz
Mr. Scott Wild

Board Professionals Present:

Robert Correale, Board Attorney
James Campbell, Adm Officer
Chris Kok, Planner
Michael Cristaldi, Board Engineer
Scott Carlson – Conflict Board Attorney
Charles Carley – Conflict Board Engineer

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 May 30, 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 May 16, 2018 meeting. Motion to approve by Carrington, second by Stiles. All members in favor

Old Business –

Resolutions –

a.) Appeal # 2443 of Angelo Coiro, owner of property situate block 8403, lot 10, known as 89 Chestnut Street, Morristown, requesting C Variances in conjunction with conversion of one to two family and associated site improvements

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

b.) Appeal # 2438 of Brian Williams, owner of property situate block 5602, lot 2, known as 56 Harrison Street, Morristown NJ, requesting C Variances for proposed second floor of single story house

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

Public Hearings:

a.) Appeal # 2445 of St. Peter's Church, owner of property situate block 6204, lot 11, known as 80 Maple Avenue, Morristown NJ, requesting Use Variance for retail use in the ORC Zone where professional office use is permitted

Application carried to the July 18, 2018 meeting

b.) Carried from the May 16, 2018 meeting, 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

**Scott Carlson took over as Board Attorney
Charles Carley took over as Board Engineer**

Nicole Madgziak – Attorney for applicant

**Ex A-3 – Power Point presentation slide show
Ex A-4 – DOT no further action letter**

Witness # 1 – Michael Tobia – PP

Overview of changes to proposed plan

Summary of variances and traffic

Board Questions –

Public Questions – none

Witness # 2 - John Van Lentin – AIA

Summary of exterior materials

Board Questions –

Public Questions – none

Witness # 3 – Lee Klein- PE - Traffic

New traffic flow around site & right turn exit

Board Questions –

Public Questions – None

Witness # 1 - Michael Tobia – PP

Proposed low income units onsite & offsite

Board Questions –

Public Questions – Comments

Carolyn Kleinman – Crestwood Rd

Richard Ray – Knollwood Rd

Michael Gervis – James St

Board Deliberation

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

Motion to adjourn meeting by Carrington, second by Hayes.