

**Regular Meeting  
Board of Adjustment  
May 16, 2018**

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**Present:**

Ms. Linda Carrington  
Mr. Michael Schmidt  
Mr. Cary Lloyd  
Mr. James Bednarz  
Chris Hayes  
Mr. Scott Wild  
Ms. Meredith Marcus – Phone in  
Mr. Jeffrey Stiles

**Absent:**

Ms. Noelle Nish

**Board Professionals Present:**

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

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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 9, 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 2, 2018 meeting. Motion to approve by Lloyd, second by Wild. All members in favor

Old Business –

Resolutions –

**a.) Appeal 2432 of Franklin Place LLC, owner of property situate block 4501, lot 5, known as 2 Franklin Place, Morristown NJ, requesting Major Site plan for Signage, new landing and ramp in front yard as well as changes to parking**

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

**b.) Appeal # 2421 of Bruce Shivas, owner of property situate block 4501, lot 20 , known as 17 Altamont Court, requesting C Variances for construction of proposed screen porch and outdoor deck & patio**

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

**Meredith Marcus left the meeting at 7:45**

Public Hearings:

**a.) Carried from the May 2, 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 June 20, 2018 meeting**

**b.) 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**

**Application carried to the June 20, 2018 meeting**

**Cary Lloyd left the meeting at 8:15 pm**

**c.) Carried from the May 2, 2018 meeting 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**

**Steven Veltri – Attorney for applicant**

**Witness # 1 – Matt Clark – PE**

**Overview of driveway and grading**

**Ex A-5 – Photo of adjacent house on Cherry St**

**Ex A-6 – Photo of house 2 doors down on Cherry St**

**Board Questions –**

**Public Questions/Comments - Marion Harris HPC**

**Board Deliberation – Motion to approve by Wild, second by Carrington. All eligible members in favor**

**d.) Carried from the May 2, 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**

**Attorney for applicant requested to be carried to the June 6, 2018 meeting**

**Conflict attorney Dean Donatelli took the place of attorney Brady**

**e.) Carried from the April 4, 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**

**Lawrence Calli – Attorney for applicant**

**Summary of past testimony & evolution of application**

**Witness # 1 – John McDonough – PP**

**Summary of variances and conditions offered to limit activities and impact on the neighborhood**

**Board Questions –**

**Public Questions/Comments–**

**Marion Harris HPC**

**Gary Thompson – Conklin Rd, Steve Pylypchuk – Early St,**

**Bierce Riley – Budd St – Ex P-1 – Picture of parked cars**

**Thomas Sheridan – Colonial Rd**

**Application carried to the June 20, 2018 meeting**

**Motion to adjourn by Stiles, second by Hayes**