

**Regular Meeting
Board of Adjustment
May 2, 2018**

Present:

Ms. Linda Carrington
Mr. Michael Schmidt
Mr. Cary Lloyd
Mr. James Bednarz
Chris Hayes
Ms. Noelle Nish
Mr. Scott Wild

Absent:

Ms. Meredith Marcus
Mr. Jeffrey Stiles

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Chris Kok, Planner

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 April 25, 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 April 4, 2018 meeting. Motion to approve by Bednarz, second by Hayes. All members in favor

Old Business – Screening requirement for Catherine Lane to be approved by Board Arborist for consistency with original approved plan

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

Resolution carried to the May 16, 2018 meeting due to a lack of quorum for a D Variance

b.) Appeal # 2313 of Leroy & Carolyn Aiken, owners of property situate block 402, lot 8, currently a vacant lot on Jersey Ave, Morristown NJ, requesting an extension of approval from the December 23, 2013 approval to build a two family house

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

Public Hearings:

a.) Carried from the April 18, 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

Application carried to the May 16, 2018 meeting

b.) Carried from the April 18, 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 May 16, 2018 meeting

c.) 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

Brian Williams – Owner

Summary of application and existing conditions

Board Questions –

Witness # 1 – Konstantinos Aravatinos – Contractor/Designer

Reasons for variances due to irregular lot shape and undersize

Board Questions –

Public Questions/ Comments – None

Board Deliberation

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

d.) 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

Summary of application and site conditions with existing severe slope

Witness # 1 - Angleo Coiro - Owner

Review of professionals report, site lighting & parking lot

Ex A-1 – A-4 Site photos

Board Questions –

Witness # 2 – Jpseph Barbereri – PP

Summary of proposed site plan & summary of variances

Existing conditions of site and comparison of similar properties in the neighborhood

Overview of existing slope conditions as well as disturbed slope percentages

Board Question –

Public Questions / Comments – None

Application carried to the May 16, 2018 meeting

Motion to adjourn by Lloyd, second by Bednarz