

**Regular Meeting
Board of Adjustment
May 3, 2017**

Present:

Ms. Linda Carrington
Ms. Meredith Marcus
Mr. James Bednarz
Ms. Noelle Nish
Mr. Jeffrey Stiles
Mr. Scott Wild
Mr. Michael Schmidt
Mr. Lawrence Cohen

Absent:

Mr. Cary Lloyd

Board Professionals Present:

David B. Brady, Board Attorney
James Campbell, Adm Officer
Chris Kok, Planner
Mike Cristaldi, Engineer

The meeting was called to order by Ms. Marcus 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 27, 2017 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 19, 2017 meeting – Motion to approve by Carrington, second by Bednarz. All members in favor

Old Business –

Resolutions –

a.)

Public Hearings:

a.) Continued from the April 19, 2017 meeting, Appeal # 2410 of AHS Hospital Corp, owner of property situate block 4201, Lots 1 & 2, known as 100 Madison Avenue, Morristown NJ, requesting Major Site Plan with C & D Variances in conjunction with parking garage expansion and two floor addition to the Gagnon building

Willard Bergman – Attorney for applicant

Overview of previous meeting & testimony

Witness # 1 – Eric Zwerling - Sound Engineer

Summary of testing procedures

Comparison of current and potential conditions

Study uses worst case scenarios

Ex- A- 13 – 8 page handout with photos and graphs

Board Questions –

Public Questions / Comments

Witness # 2 – Daniel McSweeney – PP

Planning testimony of positive & negative criteria

Summary of variances

Board Questions –

Public Questions/ Comments

Summary by Bergman

Board Deliberation

Motion to approve by Wild, second by Bednarz

All eligible members in favor

b.) Appeal # 2415 of Mayo Performing Arts Center, owner of property situate block 4701, lot 46, known as 15 Pine Street, Morristown NJ, requesting Major Site Plan approval for conditional use for parking area in the CBD Zone

Lawrence Calli – Attorney for applicant

Summary of application & uses allowed in CBD 1

Witness # 1 – Allison Larena – CEO of MAYO PAC

Summary & history of theater

Parking needs

Board Questions

Public Questions –

**Robert Galin – Vail Mansion
Giovanni Robertelli – Pine St**

Witness # 2 – Mark Walker – PE

Ex A-1 Aerial Photo of site

**Summary of site and conditions and proposed site and traffic
movements**

Ex A-2 – Parking lot layout

Board Questions –

Public Questions –

**Robert Galin – Vail Mansion
Giovanni Robertelli – Pine St
Wendy Carol – Vail Mansion**

Application carried to the June 21, 2017 meeting

Motion to adjourn by Wild, second by Bednarz

