

**Regular Meeting
Board of Adjustment
November 2, 2016**

Present:

Susan Glover
Ms. Linda Carrington
Mr. James Bednarz
Mr. Lawrence Cohen
Justin Davis 7:50 pm
Mr. Michael Schmidt
Mr. Cary Lloyd
Mr. Scott Wild

Absent:

Ms. Meredith Marcus

Board Professionals Present:

David B. Brady , Board Attorney
James Campbell, Adm Officer
Phil Abramson, Planner
Mike Cristaldi, 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 October 26, 2016 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 September 21, & October 5, 2016 meeting were approved

Motion by Wild, second by Bednarz

New Business

Resolutions –

a.) Appeal # 2392 of Whole Foods, Lessee of property situate block 7801, lots 1 & 32, known as 104-110 Washington Street, Morristown NJ, requesting Major Site Plan with C & D Variances in conjunction with demolishing existing building on site and expansion of parking

Resolution carried to the Dec 7, 2016 Meeting

Public Hearings:

a.) Appeal # 2402 of Paula Zimin, owner of property situate block 5502, lot 10, known as 19 Gallagher Road, Morristown NJ, requesting C Variance in conjunction with enlargement of proposed front yard parking area

Application carried to the Dec 7, 2016 Meeting to cure defects in notice

b.) Appeal # 2401, of John & Christine Mongey, owners of property situate block 7401, lot 13, known as 14 Wetmore Avenue, Morristown NJ, requesting D Variance for expansion of existing two family house to three family

Application carried to the Dec 7, 2016 meeting due to quorum issues resulting from conflict of interest

c.) Appeal # 2404 of Mary Masinalami, owner of property situate block 4303, lot 8, known as 13 Green Hill Rd, Morristown NJ, requesting C Variances to locate generator in front yard and enlarge front yard parking area

Mary Masinalami – Property owner

History of ownership and layout of property

Overview of medical need for generator and best location with current site conditions

Witness # 1 – Michael Paxos – Electrician

Overview of installation and location, specs of unit

Ex A-1 – Rear Yard Photo

Ex A-2 – Front Yard Photo

Ex A-3 – Driveway Photo

Board Questions –

Public Questions/ Comments

Board Deliberation –

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

d.) Appeal # 2403 of Marilyn Cuykendall, owner of property situate block 6302, lot 10, known as 48 James Street, Morristown NJ, requesting C Variance for second floor addition encroachment into side yard setback

Marilyn Cuykendall – Property Owner

Summary of application and proposed layout of house with addition

Board Questions

Public Questions/ Comments

Board Deliberation

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

e.) Appeal # 2407 of LK Maple Associates LLC, owner of property situate block 6103, lot 2, 4, 5 & 6, known as 31 Miller Road, 53 & 65 Maple Avenue, Morristown NJ, requesting amended site plan for construction of detached garage and alterations to existing front porch as well as lot and building coverage associated with new garage

Michael Lavigne – Attorney for applicant

Summary of application and prior approvals on site

Witness # 1 – Andrew Passacatando – AIA

Ex A-1 – Colorized rendering of site

Summary of changes to house and newly proposed two car garage

Ex A-2 – Photos of adjacent garages

Board Questions –

Public Questions/ Comments

Witness # 2 – Bradford Bohler PE

Summary of site plan and variances

Board Questions

Public Questions/ Comments

Summary by Lavigne

Board deliberation

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

Motion to adjourn meeting by Wild, second by Bednarz

