

**Regular Meeting
Board of Adjustment
November 7, 2018**

Present:

Mr. James Bednarz
Mr. Scott Wild
Ms. Linda Carrington
Mr. Cary Lloyd
Chris Hayes
Mr. Michael Schmidt
Mr. Jeffrey Stiles

Absent:

Ms. Noelle Nish
Ms. Meredith Marcus

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Chris Kok, Planner
Michael Cristaldi, Board Engineer
Rob Hoffman – Traffic 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 31, 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 October 17, 2018 meeting. Motion to approve by Carrington, second by Lloyd. All members in favor

Old Business –

Resolutions -

a.) Appeal # 2450 of John Parmigiani, owner of property situate block 5801, lot 15, known as 24 Clinton Place, Morristown NJ, requesting C variance for side yard setback in conjunction with a 163 sq. foot second story addition

Motion to approve by Carrington, second by Lloyd. All eligible member sin favor

b.) Appeal # 2444 of Lia Brothers, owners of property situate block 5802, lots 14 & 15, known as 13 & 15 Clinton Street, Morristown NJ, requesting Site Plan approval with variances to use accessory garage for residential use

Motion to approve by Bednarz, second by Wild. All eligible members in favor. Members Stiles & Carrington abstained

Public Hearings

a.) Carried from the September 12, 2018 Special Meeting, 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 Dec 5, 2018 meeting

b.) Carried from the October 3, 2018 meeting, Appeal # 2441 of Sympathy for the Devil LLC, owner of property situate block 2402, lot 1, known as 58 Martin Luther King Avenue, Morristown NJ, requesting C & D Variances in conjunction with new second principle structure on one lot

Lawrence Calli – Attorney for applicant

Summary of previous meeting and overview of changes to application based on board recommendations

Witness # 1 – Dan Dubinett – AIA

Single family structure proposed with reduction in bedroom count and massing of structure

Board Questions –

Ex A-3 – Cut sheet for proposed bollard lighting

Public Questions/Comments – None

Board Deliberation –

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

c.) Carried from the October 17, 2018 meeting , Appeal # 2448 of Claremont Properties Inc, purchaser under contract of property situate block 5906, lots 10, 11 & 12, known as 16, 24 & 28 Schuyler Place, Morristown NJ, requesting Major Site plan with C & D Variances in conjunction with a proposed 28 unit residential building with parking & rooftop amenity

Douglas Henshaw – Attorney for applicant

Ex A-5 – Parking License Agreement

Ex A-6 Reciprocal Easement

Witness # - Cory Chase PE Traffic

Review of traffic analysis

28 unit complex as low traffic generator – summary of morning & evening trips

19 parking spaces onsite, 25 spaces from Dalton Garage

Review of onsite parking access & turnarounds

Board Questions –

Review of traffic report by board traffic engineer

Public Questions/ Comments – None

Witness # 2 – Michael Tobia – PP

Application carried to the Dec 5, 2018 meeting

New Business - None

Motion to adjourn by Bednarz, second by Wild

