

**Regular Meeting
Board of Adjustment
October 16, 2019**

Present:

Ms. Linda Carrington
Steven Pylypchuk
Mr. Scott Wild
Barbara McNally
Ms. Beth Wall
Chris Hayes
Mr. James Bednarz

Absent:

Mr. Jeffrey Stiles
Ms. Noelle Nish

Board Professionals Present:

Meredith Marcus, Board Attorney
James Campbell, Adm Officer
Golda Speyer, Board Planner
Michael Textores – Board Engineer

The meeting was called to order by Chairman Wild 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 9, 2019 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 198 & October 2, 2019 meetings.
Motion to approve by Wild, second by Pylypchuk. All eligible members n favor

Old Business – None

Resolutions - None

7.) Public Hearings:

a.) Carried from the October 8, 2019 Special 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

Application carried to November 12, 2019 as a Special Meeting

b.) Carried from the October 2, 2019 meeting, Appeal # 2469 of Dawn Marcelliano, owner of property situate block 7402, lot 8, known as 14 Farragut Place, Morristown NJ, requesting C Variances in conjunction with proposed front yard parking area, installation of hot tub and back up generator

Board members Carrington & Bednarz recused themselves from the meeting & left the table

Lawrence Calli – Attorney for applicant

Summary of application & variances

Witness # 1 – Richard Schomer – PE & PP

Ex A101 – 11 pg packet of photos

Summary of existing site conditions & proposed work

Overview of location for generator & hot tub

Overall improved coverage would be 83 sq feet net

Existing rear yard fence to be re installed onto correct property line

Review of positive & negative criteria

Ex A 102 – historical shared parking agreement of prior residents

Board Questions –

Public Questions/Comments –

Katie Bartlett – Farragut Pl

Chris Schneider – Farragut Pl

Ex O-101 – Booklet with pictures, letters texts etc

Alice Cutler – Colles Ave

Donna McNamarra – Colles Ave

Margie Defazio – Wetmore Ave

Closing statement by Calli

Board Deliberation

Application carried to the December 18, 2019 meeting

c.) Appeal # 2468 of Joe Nosofsky, owner of property situate block 1202, lot 10, known as 98 Washington Avenue, Morristown NJ, requesting C Variances for height, setbacks & lot coverage in conjunction with proposed detached garage

Witness # 1 – Joseph Nosofsky – Property Owner

Summary of proposal of garage previously approved by ZBA in 2002

Review of variances

Witness # 2 – Nick Bensley – AIA

Summary of style of garage to match house

Drywell proposed

Ex A101 – exhibit of fence rendering

Board Questions –

Public Questions/ Comments – None

Board Deliberation

Closing statements by Nosofsky

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

Motion to adjourn meeting by Pylypchuk, second by McNally