

**Special Meeting
Board of Adjustment
September 12, 2018**

Present:

Ms. Meredith Marcus

Mr. Scott Wild
Ms. Linda Carrington
Mr. Cary Lloyd
Mr. Jeffrey Stiles
Chris Hayes
Ms. Noelle Nish
Mr. Michael Schmidt

Absent:

Mr. James Bednarz

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Chris Kok, Planner
Paul Przbylinski, Board 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 September 5, 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 – No minutes listed to approve

Old Business –

Resolutions -

a.) Appeal # 2445 of St. Peter's Church, owner of property situate block 6204, lot 11, known as 80 Maple Avenue, Morristown NJ, requesting Use Variance for retail use in the ORC Zone where professional office use is permitted

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

Public Hearings

a.) Appeal # 2422 of Matthew & Lauren Silverstein, owners of property situate block 1202, lot 14, known as 7 Mackenzie Road, Morristown NJ, requesting C Variance to construct a one story addition. Application approved on August 16, 2017. Requesting extension of time for approval of one year

Request for extension not voted on as under the new land use ordinance, the variances approved are no longer required

a.) Carried from the August 1, 2018 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

Larry Calli – Attorney for applicant

Review of previous meeting & summary of anticipated witnesses & testimony

Witness # 1 – Darren Cregan – Partner

Witness # 2 – Heath Traver – Partnen

Witness # 3 – Bill Herlicka – Consultant

Summary of operations of tasting room, free samples regulations, retail sales of products, brewing process & amount of beer produced during each cycle

Ex A-5 – Sample menu & price sheet

Board Questions –

Public Questions –

Todd Jones – Abbett Ave

Vanessa Brown – Mendham Township

Jamesina Paul – Linden St

Ina Hairiston – Garden St

Octavia Chavis – Garden St

John Hairiston – Garden St

Lorraine Bagley – Ridgedale Ave

Renee Jones – Abbett Ave

Witness # 4 – F J Rawding AIA

**Summary of site plan showing parking
Existing building layout with current tenants
Review of proposed interior layout & exterior façade**

Board Questions –

**Public Questions – Ina Hairston – Garden St
Vanessa Brown – Mendham Township –
Tim Reuther – South St
John Hairston - Garden St
Renee Jones – Abbett Ave
Franz Jones – E Hanover Ave
Jamesina Paul – Linden St**

Witness # 5 – Craig Peregoy – PE Traffic

**Summary of existing site & parking
Review of traffic counts
25 Required parking spaces compared to 14 proposed**

Board Questions –

Public Questions –

**Stan Prayter – Flanders NJ
Renee Jones – Abbett Ave
Tyrone Lynch – Abbett Ave
Ina Hairston – Garden St
John Hairston – Garden St**

Application carried to the November 7, 2018 meeting

Motion to adjourn meeting by Nish, second by Hayes

