

Regular Meeting
Board of Adjustment
April 12, 2023

Present:

Mr. Thomas Ferrara
Mr. James Bednarz
Ms. Kristin Baltadonis
Mr. Anthony Murphy
Ms. Rachel Blacker
Mr. Scott Wild
Mr. Steven Pylypchuk
Ms. Barbara McNally
Ms. Noelle Nish

Absent:

Board Professionals

Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
David Atkinson, Board Engineer

The meeting was called to order by Chairman Pylypchuk 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 bulletin board in the Town Hall , and filed with the Clerk of the Town of Morristown on April 6, 2023, 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 this meeting. This meeting is being held electronically in accordance with the Open Public Meetings Act as amended in 2020 which explicitly allows a public body to conduct meetings electronically during the currently declared state of emergency that reasonably prevents a public body from safely conducting business at a physical location with members of the public present such as the current COVID-19 pandemic.

Adequate notice of the electronic meeting has been provided by advertisement of the Board's annual meetings in the official newspaper, posted on the Town website and posted on the door to the municipal building.

Roll call of members taken by Mr. Campbell as listed above

Minutes –From the March 15, 2023 meeting. Motion to approve by Bednarz, second by Wild. All eligible members in favor. Board members Nish, McNally & Pylypchuk abstained

Old Business – None

Resolutions - None

Public Hearings:

a.)Carried from the March 1, 2023 meeting, Appeal # 2513 of Morris Blue LLC, purchaser under contract of property situate block 6005, lots 17 & 18 , known as 1 & 1,5 Maple Avenue, Morristown NJ, requesting C & D Variances for new four story mixed use building with ground floor retail and a roof top deck amenity

Application carried to the May 3, 2023 meeting

b.)Carried from the March 1, 2023, Appeal # 2508 of 3-13 Ridgedale Ave LLC, owner of property situate block1802, lots 5,6 & 7 , known as 3, 5-7 & 13 Ridgedale Avenue, Morristown NJ, requesting Major Site plan in conjunction with proposed site improvements

Lawrence Calli – Attorney for applicant –

Review of application and revisions

Witness # 1 – Dan Sehnal – PE

Review of site changes consisting of removal of driveway areas, increased landscaping, lighting, EV charging stations, ADA parking and stormwater design changes

Board Questions –

Public Questions – None

Closing by Calli

Witness # 2 - Michael Tobia – PP

As requested by the board, MR. Tobia reviewed the variances and waiver being sought as part of the proposed approvals

Public Questions – None

Public Comments – Ramiro Bruno – 3 Ridgedale Ave

Board deliberations

Motion to approve by Wild, second by Nish. Five members in favor, two nay votes

New Business - Review of the 2022 Annual report by Board Attorney Brady

Public comment for items not on the agenda – None

Motion to adjourn meeting by Pylypchuk, second by Bednarz