

**Regular Meeting  
Board of Adjustment  
April 19, 2023**

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**Present:**

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

**Absent:**

Mr. James Bednarz  
Mr. Anthony Murphy

**Board Professionals**

**Present:**

Michael Brown, 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 13, 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 April 12, 2023 meeting. Motion to approve by Nish, second by McNally. All eligible members in favor.

Old Business – None

Resolutions - None

Public Hearings:

- a.)Appeal # 2510 of Skin & Smile LLC, owner of property situate block 1701, lot 19, known as 2 Morris Avenue, Morristown NJ, requesting D Variance approval for additional commercial facility for skin care within existing medical office

Application carried to the May 17, 2023 meeting

- b.)Appeal # 2520 of Aaron Anderson, owner of property situate block 5201, lot 4, known as 15 Grant Street, Morristown NJ, requesting C Variance relief in conjunction with proposed parking area in rear yard

Application carried to the May 3, 2023 meeting

- c.)Appeal # 2501 of HAJC LLC, owner of property situate block 2201, lot 12 , known as 21 Abbett Avenue, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval for expanded mixed use building

Lawrence Calli – Attorney for applicant

Summary of application

Witnesses # 1 & 2 – Ruth & Tyrone Lynch – Property Owners

Review of history of the property and proposed development

Board Questions –

Public Questions – None

Witness # 3 – John Ferrante, PE

Review of current sit and conditions as well as proposed improvements , including landscaping, lighting and reduction of improved coverage

Ex A-101 – Alternate Site Plan w ADA parking & 1 EV station

Review of Neglia report and greenspace enlargement

Board Questions –

Public Questions – None

Witness # 4 – FJ Rawding – AIA

Review of exterior elevations & materials and interior floor plans

Board Questions –

Public Questions – None

Witness # 5 George Williams, PP

Review of Topology Planning report

Summary of positive & negative criteria

Ex A-102 – 7 Slides Exhibit

Review of neighborhood, municipal proofs, variances requested

Board Questions –

Public Questions – None

Board deliberations – Motion to approve by Wild, second by Nish, 6 members in favor, 1 nay vote

Board Member Nish recused herself from the next application and left the meeting for the night

d.)Appeal # 2521 of Amanda Abdelsayed, owner of property situate block 6203, lot 15, known as 101 Maple Avenue, Morristown NJ, requesting C Variances in conjunction with rear addition to existing single family house

Witness # 1 Amanda Abdelsayed – Property Owner

Summary of proposed work, location of encroachments on property

Witness # 2 – FJ Rawding – AIA

Review of existing site and proposed rear addition

Review of variances, floorplans & elevations

Board Questions –

Public Questions – None

Application carried to the May 3, 2023 meeting

New Business - Discussion of in person meetings vs. virtual meetings

Public comment for items not on the agenda – None

Motion to adjourn meeting by Pylypchuk, second by Bednarz