

**Regular Meeting
Board of Adjustment
April 6, 2022**

Present:

Mr. Steven Pylypchuk
Mr. Thomas Ferrara
Mr. Anthony Murphy
Mr. Scott Wild
Ms. Beth Wall
Ms. Barbara McNally
Mr. James Bednarz
Ms. Noelle Nish

Absent:

Ms. Rachel Blacker

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 March 30, 2022 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 9, 16th & March 28, 2022 Special Meeting. Motion to approve by Bednarz, second by Wall. All members in favor

Old Business – None

Chairman Pylypchuk recused himself & left the meeting. Vice Chairman Scott Wild took over the meeting

Resolutions -

- a.) appeal # 2505 of Jessica Umbriac, owner of property situate block 4005 , lot 1, known as 1 Randolph Drive, Morristown NJ , requesting C & D Variances for use of shed as home office with bathroom

Motion to approve by Nish, second by McNally. Four eligible members in favor .

Chairman Pylypchuk returned and took over the meeting

Public Hearings:

- a.) Appeal # 2509 of Above Grid Solar Carport 2020 LLC, contractor for AHS Hospital Corp, owner of property situate block 4201, lot 1 & 2, known as 100 Madison Avenue, Morristown NJ, requesting Major Site Plan approval in conjunction with proposed roof top solar arrays over existing parking areas

Application carried to April 13 for a special meeting

b.)Carried from the February 9, 2022 meeting , appeal # 2489 of Pisa Treires LLC, owner of property situate block 3303, lot 14, known as 22 Orchard Street, Morristown NJ, requesting C & D Variances in conjunction with proposed two family house

Application carried to the May 4 , 2022 meeting

c.) Carried from the February 9, 2022 meeting ,Appeal # 2492 of Pisa Treires,LLC, owner of property situate block 3303, lot 15, known as 20 Orchard Street, Morristown NJ, requesting C & D Variances in conjunction with proposed two family house

Application carried to the May 4 , 2022 meeting

d.)Appeal # 2512 of Dot Matrix Group, Inc, lessee of property situate block 4501, lot 40 requesting interpretation of uses as specified under prior approval from resolution dated December 16, 2015

Nicole Magdziak – Attorney for applicant

Summary of interpretation and proposed business use

Review of 2015 approvals

Witness # 1- Nadeem Zadi – Business Owner

4 employees and possible 2 meetings per week

No off street parking requested and all parking to be on site

Board Questions –

Public Questions/ Comments – None

Summary by attorney Magdziak

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

Board member Nish recused herself and left the meeting for the night

e.)Carried from the March 16, 2022 meeting, appeal # 2497 of Morristown Field Club, owner of property situate block 9301, lot 2, known as 168 James Street, Morristown NJ , requesting Major Site Plan Approval with C & D Variances for expansion of existing tennis Club and associated improvements

John Delaney – Attorney for applicant

Summary of witnesses for the night

Witness # 1 – Carolyn Young – AIA

Summary of proposed addition to existing paddle building and bathrooms & changing area

Review of exterior materials

Summary of addition to tennis building

Ex A 301 – Colorized Exhibit

Ex A 302 – Tennis Building colorized

Tennis for daylight hours as no lighting proposed

Board Questions –

Public Questions –

Marcia Graydon – Guy Ct

Judith Zucker – Robertson Ct
Christine Miller - Maxwell Ct

Application carried to the May 4, 2022 meeting

f.)Carried from the March 16, 2022 meeting appeal # 2498 of 140 Washington St LLC, owner of property situate block 8301, lot 9, known as 140 Washington Street, Morristown NJ, requesting D Variance in conjunction with conversion of single family house into a two family house with a basement apartment

John Delaney – Attorney for applicant

Witness # 1 – Jack Kiefer – Owner

Ex A 201 – Site Photos –

Ex A 202 – photos with proposed Egress locations

Ex A 203 – Floor plan with notes in red

Board Questions –

Public Questions – None

Witness # 2 – Mark Bak – AIA

Review of proposed window wells and maintenance of same

Board Questions –

Public Questions – None

Witness # 3 – Michael Pessalano - PP

Ex A204 – Planning Map & 12 pages of photos of property

Review of positive & negative criteria for C & D Variances

Board Questions –

Public Questions/ Comments

Summary by Delaney

Board Deliberation –

Motion to deny by Bednarz, second by Wall. All members in favor to deny

New Business - None

Public comment for items not on the agenda – None

Motion to adjourn meeting by Pylypchuk, second by Murphy