

**Regular Meeting
Board of Adjustment
December 20, 2023**

Present:

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

Absent:

Board Professionals

Present:

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

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 December 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 October 18, 2023 meeting. Motion to approve by Bednarz, second by McNally. All eligible members in favor

Old Business – None

Resolutions - None

Public Hearings –

a.) Carried from the August 16, 2023 meeting, Appeal # 2507 of 5-7 South Street Holdings LLC, owner of property situate block 6004, lots 3 & 4, known as 5-7 South Street, Morristown NJ, requesting Major Site Plan approval with C & D Variance requirements for roof top dining

Application carried to the February 21, 2024 meeting

b.) Carried from the September 20 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

Lawrence Calli- Attorney for applicant

Review of witnesses expected to give testimony

Witness # 1 – FJ Rawding – AIA

Review of exterior elevations, interior floor plans, proposed commercial first floor

8 units proposed, 6 market rate, 2 affordable , density of 50 units per acre

Review of waivers requested and proposed variances requested

Board Questions –

Public questions- None

Application carried to the February 7, 2024 meeting

New Business - None

Motion to adjourn meeting by Bednarz, second by McNally