

**Regular Meeting  
Board of Adjustment  
December 21, 2022**

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**Present:**

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

**Absent:**

Ms. Barbara McNally

**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 December 14, 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 Nov 2 & Nov 30, 2022 meetings. Motion to approve by Bednarz, second by Wild. All members in favor. Chairman Pylypchuk abstained from voting on the Nov 30, 2022 minutes

Old Business – None

Resolutions -

a.) Appeal # 2506 of Yeison De Los Santos, owner of property situate block 902, lot 5, known as 6 Malcolm Street, Morristown NJ, requesting C & D Variances in conjunction with proposed detached garage for use as part time martial arts studio

Motion to approve by Wild, second by Nish. Six eligible members in favor

b.) 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

Resolution carried to the January 11, 2023 meeting

c.)Appeal # 2477 of 161-163 Madison Ave LLC, owner of property situate block 1402, lot 3, known as 161-163 Madison Avenue, Morristown NJ, requesting bifurcated approval of C Variances in conjunction with a new 3 story 28 unit residential building

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

Public Hearings:

Chairman Pylypchuk recused himself and Vice Chairman Wild took over the meeting

a.) Carried from the December 7, 2022 meeting, Appeal # 2490 of Co Home Inc, owner of property situate block 7301, lot 2.02, known as 44 Miller Road, Morristown NJ, requesting D variance to convert existing detached garage into a residential dwelling unit

Application carried to the January 11, 2023 meeting

Board Chairman Pylypchuk returned and resumed the meeting

b.) Carried from the December 20, 2022 special 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 Interpretation of the LDO for determination D Variance requirements for roof top dining

Application carried to the February 15, 2023 meeting

c.) Carried from the November 2, 2022, 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

Brief overview of the application

Witness # 1- Dan Sehnal, PE

Reviewed the demolition plan, existing conditions of the site and proposed improvements

The traffic report provided indicated no significant impacts

The variances being sought were reviewed as well as the proposed EV charging and 1 ADA spot

Board Questions –

Public Questions – None

Witness # 2 – Karen Luongo, AIA

Ex A201 – Google Screen shot

Ex A202 – Color Rendering

Ex A203 – Updated revision sheet

Review of proposed plan & design as well as exterior materials

Ex A204 – Revised Floor Plans

Ex A205 – Attic Exhibit

Ex A206 – Revised elevation of pg A-7

Board Questions –

Public Questions – None

Application carried to the January 11, 2023 meeting

New Business - None

Public comment for items not on the agenda – None

Motion to adjourn meeting by Pylypchuk, second by Bednarz