

**Regular Meeting  
Board of Adjustment  
December 18, 2019**

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**Present:**

Ms. Linda Carrington  
Steven Pylypchuk  
Mr. Scott Wild  
Barbara McNally  
Ms. Beth Wall  
Chris Hayes  
Mr. James Bednarz  
Ms. Noelle Nish

**Absent:**

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Phil Abramson, Board Planner  
Michael Textores – Board Engineer

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The meeting was called to order by Chairman Bednarz 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 Town of Morristown Bulletin Board, and filed with the Clerk of the Town of Morristown on December 10, 2019 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 the time of this meeting. I direct that this statement together with a copy of said notice be incorporated in to the minutes.

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

Minutes –Minutes from the November 6 & December 4, 2019 meeting.  
Motion to approve by Wild, second by Hayes. All members in favor

Old Business –

Resolutions -

**a.) Appeal # 2459 of Greg Laracy, owner of property situate block 5702, lot 71, known as 40 Grant Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan Approval for expansion of non- conforming 3 family use with updated calculations due to incorrect information presented on original plan**

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

7.) Public Hearings:

**a.) Carried from the October 16, 2019 meeting, Appeal # 2469 of Dawn Marcelliano, owner of property situate block 7402, lot 8, known as 14 Farragut Place, Morristown NJ, requesting C Variances in conjunction with proposed front yard parking area, installation of hot tub and back up generator**

**Application carried to the January 15, 2020 meeting**

**b.) Carried from the December 4, 2019 meeting, Appeal # 2472 of Kirsten Sechler & Frank Garcia Montes, owners of property situate block 7701, lot 9, known as 27 Western Avenue, Morristown NJ, requesting C Variance to add a bathroom & bedroom to an existing finished attic space**

**Application carried to the January 15, 2020 meeting**

**c.) e.) Carried from the December 4, 2019 Meeting, Appeal # 2448 of Claremont Properties Inc, purchaser under contract of property situate block 5906, lots 10, 11 & 12, known as 16, 24 & 28 Schuyler Place, Morristown NJ, requesting Major Site plan with C & D Variances in conjunction with a proposed 28 unit residential building with parking & rooftop amenity**

**Application carried to the January 15, 2020 meeting**

**d.) Carried from the December 4, 2019 meeting, Appeal # 2463 of Benjamin Gruber, owner of property situate block 4303, lot 1, known as 59 Franklin Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval to enlarge existing Doctors office and residential unit as well as a second principle structure with parking**

**Application carried to the January 15, 2020 meeting**

**e.) Carried from the December 4, 2019 meeting, Appeal # 2470 of Regina Sisto & Mark & Barbara Viglietta, owners of property situate block 7202, lot 12, known as 57 James Street, Morristown NJ, requesting C Variances in conjunction with the conversion of a single family house into a two family house with improvements**

**Witness # 1 Barbara Viglieto & Witness # 2 – Regina Sisto – property owners**

**Overview of property and proposed layout**

**Witness # 3 – Robert Forbes – AIA**

**Summary of property and existing conditions**

**Ex A 101 – Updated elevations and proposed improvements**

**Ex A 102 – Photo board of existing house and adjacent properties**

**Review of planner’s report**

**Review of site & variances sought**

**Ex A103 – Existing floor plan**

**Board Questions –**

**Public Questions/ Comments –**

**Ken Miller – HPC**

**Ex A104 – Photos of porches in neighborhood**

**Closing comments by AIA & applicants**

**Board Deliberation –**

**Motion to approve by Hayes, second by Nish. All members in favor**

**f.) Carried from the December 4, 2019 meeting, Appeal # 2451 of 32 MLK Ave LLC, owner of property situate block 2301, lot 4, known as 32 Martin Luther King Avenue, Morristown NJ, requesting C Variances for impervious coverage and parking within the side yard setback**

**Ryan Silvia – Attorney for applicant**

**Summary of prior meetings & testimony offered**

**Witness # 1 – Richard Schommer – PE**

**Ex A 301 – Colorized site plan**

**Summary of proposed updates including more landscaping & new 2 car garage**

**Board Questions –**

**Public Questions/ Comments –**

**Closing statements by Silvia**

**Board Deliberation**

**Motion to approve board attorney to draft a resolution of approval by Wild, second by Hayes. All eligible members in favor**

**Application carried to the January 22, 2020 meeting**

**Motion to adjourn meeting by Bednarz, second by Nish**

