

**Regular Meeting  
Board of Adjustment  
December 4, 2019**

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**Present:**

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

**Absent:**

Ms. Noelle Nish

**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 November 27, 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 12, 2019 meeting. Motion to approve by Wild, second by McNally. All member n favor

Old Business –

Resolutions -

a.)

7.) Public Hearings:

**a.) Carried from the October 2, 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**

**Application carried to the December 18, 2019 meeting**

**b.) 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 December 18, 2019 meeting**

**c.) 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**

**Application carried to the December 18, 2019 meeting**

**d.) Carried from the Nov 6, 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**

**Frank Regan – Attorney for applicant**

**Summary of first meeting & review of HPC letter**

**Witness # 1 – Joseph Stiger – PE Traffic**

**Summary of traffic study and peak trips**

**Layout of parking area for commercial and residential uses**

**Board Questions –**

**Public Questions –**  
**Luther Jones – Hamilton Rd**  
**Marion Harris – Oak St**  
**Mike Kurek – Green Hill Rd**  
**Dina DiMaria – Green Hill Rd**  
**Jaqueline Bertoni – Green Hill Rd**

**Application carried to the December 18, 2019 Meeting**

**e.) Carried from the November 12, 2019 Special 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**

**Peter Wolfson – Attorney for applicant**

**Summary of November 12, 2019 Special Meeting**  
**Update of proposed changes to include elimination of roof top amenity, elevator access to basement storage, all affordable units onsite**

**Witness # 1 – FJ Rawding – AIA**

**Ex – 301 – 8 sheet plan set with changes**

**Overview of AIA changes to reflect updated proposal**

**Board Questions –**

**Public Questions –**

**Mitchell Coburn – Miller Rd**

**Public Comments –**

**Ken Miller - HPC – Review of HPC letter submitted**  
**Donna Macnamara – Colles Ave**  
**Naomi Sachs – Colles Ave**  
**Marion Harris – Oak St**  
**Allison Deeb – Thomas Trail**  
**Ann Marie Mckinnon**

**Summary by Wolfson**

**Board Deliberation**

**Application carried to the December 18, 2019 meeting**

**Motion to adjourn meeting by Pylypchuk, second by Wild**

