

**Regular Meeting  
Board of Adjustment  
February 2, 2022**

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**Present:**

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

**Absent:**

Ms. Noelle Nish

**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 January 26, 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 – Minutes from the Jan 12 & Jan 19, 2022 meetings. Motion to approve by Bednarz, second by McNally. All eligible members in favor

Old Business – None

Resolutions -

- a.) Withdrawal of application without prejudice, Appeal # 2466 of Alfa Investments LLC, owner of property situate block 8102, lot 31, known as 183 Washington Street, Morristown NJ, requesting Major Site Plan approval with C & D Variances for second principal structure and alteration to existing structure on site.

Motion to approve to withdraw without prejudice by Bednarz, second by Wall. Chairman Pylypchuk recused himself. All other eligible members in favor

- b.) ZBA not having jurisdiction due to pending litigation of Appeal # 2499 of Festivus Industries LLC, owner of property situate block 6102, lot 5, known as 66 Maple Ave, Morristown NJ, requesting Interpretation of Zoning Ordinance as it relates to District Standards

Motion that the ZBA did not have jurisdiction by Wall, second by McNally. All eligible members in favor

## Public Hearings:

a.)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

Application carried to the March 16, 2022 Meeting

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

John Delaney – Attorney for applicant

Review of board members to ensure no conflicts

Review of application and history of club

Witness # 1 – Richard Schommer – PE

EX A101 - Colorized Site Plan

Review of history of tennis club & current conditions

Summary of proposed site improvements , DEP regulations & permits for same

Existing site lighting covered and new proposed lighting at new courts

Existing tennis courts have no lights and none are proposed only at paddle & pickle ball courts

Review of stormwater rules as they apply to site

Current septic system to be removed and connected to town sewer as well as town water service

35 current parking spaces to go to 57 proposed spaces

Electric service to be underground

Review of waivers requested as well as C & D Variance relief being sought

Board Questions –

Public Questions –

William Pinilis – Maxwell Ct

Linda Carrington – Macculloch Ave

Linda Donnely – Windmill Dr

Paul Gilbisco – Windmill Dr

Allison Deeb – Thomas Trail

Christine Miller – Maxwell Pl

Susan Landau – James St

Diane Lettiere – James St

Mary Needle = Windmill Dr

John Landau – James St

Jenn San Angelo – Windmill Dr

Marcia Graydon – Guy Ct

Mark Salisbury – Caroline Ct

Sara Togawa – Maxwell Ct

Application carried to the March 16, 2022 meeting

New Business – Review of 2021 annual report as provided by Board Attorney  
Michael Brown

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

Public comment for items not on the agenda – None

Motion to adjourn meeting by Bednarz, second by McNally