

**Special Meeting
Board of Adjustment
February 9, 2022**

Present:

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

Absent:

Mr. Anthony Murphy

Board Professionals Present:

Michael Brown, Board Attorney
James Campbell, Adm Officer
Greer Patras, 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 February 3, 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 – None

Old Business – None

Resolutions - None

Public Hearings:

a.)Carried from the January 19, 2022 meeting , appeal # 2489 of Pisa Treires LLC, owner of property situate block 3303, lot 14, known as 22 Orchard Street, Morristown NJ, requesting C & D Variances in conjunction with proposed two family house

b.)Carried from the January 19, 2022 meeting ,Appeal # 2492 of Pisa Treires LLC, owner of property situate block 3303, lot 15, known as 20 Orchard Street, Morristown NJ, requesting C & D Variances in conjunction with proposed two family house

Testimony given jointly on both applications as they are for virtually identical proposed developments

John Chiaia – Attorney for applicant

Overview of proposed development & history of application

Witness # 1 – Todd Lent – AIA

Review of plans for both identical houses with 3 bedrooms each and each unit to be side by side.

Board Questions –

Ex A101 – site drawing

Ex A-102 – Interior floor plans

Ex A-103 – Exterior Elevations

Ex A-104 – Exterior color rendering

Public Questions - None

Witness # 2 – Paul Anderson – PE

Ex A 105 - Compliant House configuration

Summary of what a code compliant house layout would be with common driveway and rear yard parking

Ex A 106 – Revised Site Plan

Ex A 107 – Elevations of compliant house

Summary of proposed development and site plan

Ex A 108 – Grading & Landscape Plan

Board Questions –

Public Questions – None

Application carried to the April 6, 2022 meeting

New Business – None

Public comment for items not on the agenda – None

Motion to adjourn meeting by Bednarz, second by Wild