

**Regular Meeting  
Board of Adjustment  
February 5, 2020**

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**Present:**

Steven Pylypchuk  
Mr. Scott Wild  
Barbara McNally  
Ms. Beth Wall  
Chris Hayes  
Mr. James Bednarz  
Ms. Noelle Nish  
Mr. Thomas Ferrara  
Mr. Charles Hovis

**Absent:**

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Golda Speyer, 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 January 29, 2020 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 January 22, 2020 meeting. Motion to approve by Hayes, second by Nish. All members in favor

Old Business –

Resolutions -

a.) None memorialized

7.) Public Hearings:

**a.) Carried from the January 22, 2020 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 April 1, 2020 meeting

**b.) Carried from the January 22, 2020 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 formally withdraw without prejudice**

**c.) Carried from the January 22, 2020 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**

**Review of proposed changes to application**

**Witness # 1 – FJ Rawding – AIA**

**Ex A-301 – Colorized site plan**

**Summary of changes to plan and variances**

**Application is bi furcated and only use is being contemplated**

**Board Questions –**

**Public Questions –**

**Jaqueline Bertone – Green Hill Rd**

**Mike Kurek – Green Hill Rd**

**Witness # 2 – Michael Dipple – PE**

**Review of minor site revisions from previous plan**

**Board Questions –**

**Public Questions – None**

**Witness # 3 – Corey Chase PE – Traffic**

**Review of updated traffic summary & current vs. proposed parking counts**

**Ex A-302 – Parking counts**

**Board Questions –**

**Public Questions – None**

**Application carried to the February 19, 2020 meeting**

**d.) Carried from the January 22, 2020 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**

**Ex A-401 – Power Point Slide show**

**Witness # 1 – Tim Agular – PE**

**Summary of site changes**

**Loading space is existing on street**

**Trash to be internal to building**

**Board Questions –**

**Public Questions – None**

**Witness # 2 – William Van Ryzin – AIA**

**Summary of bedroom count for proposed 28 units**

**Overview of floorplans, retail space & building height**

**Application carried to the February 19, 2020 meeting**

**8.) New Business – Summary of 2019 Annual report as prepared by David Brady, board attorney**

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

