

**Regular Meeting
Board of Adjustment
July 19, 2023**

Present:

Mr. Thomas Ferrara
Mr. Scott Wild
Mr. Steven Pylypchuk
Mr. James Bednarz
Ms. Noelle Nish
Ms. Kristin Baltadonis
Mr. Anthony Murphy
Ms. Barbara McNally
Ms. Rachel Blacker

Absent:

Board Professionals

Present:

Michael Brown, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Dave 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 July 12, 2023, 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 – From the July 5, 2023 meeting. Motion to approve by Nish, second by Wild. All eligible members in favor

Old Business – None

Resolutions -

a.)Appeal # 2510 of Skin & Smile LLC, owner of property situate block 1701, lot 19, known as 2 Morris Avenue, Morristown NJ, requesting D Variance approval for additional commercial facility for skin care within existing medical office

Resolution to carried to the August 2, 2023 meeting for consideration

Public Hearings –

a.)Carried from the June 27 meeting, Appeal # 2513 of Morris Blue LLC, purchaser under contract of property situate block 6005, lots 17 & 18 , known as 1 & 1,5 Maple Avenue, Morristown NJ, requesting C & D Variances for new four story mixed use building with ground floor retail and a roof top deck amenity

Application carried to the September 20, 2023 meeting

b.) Appeal # 2523 of The Peck School, owner of property situate block 6401, lot 6, known as 247 South Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval for new turf fields and associated site improvements

Frank Vitolo – Attorney for applicant

Review of testimony from previous meeting

Witness # 1 – Richard Schommer, PE

Ex A 201 – Revised Colorized Site Plan

Review of revised plan and landscaping plan with reduction of retaining wall from 14 feet to 12 feet with 19 trees and 55 shrubs added

Ex A 202 – Photo rendering of proposed field house

Board Questions –

Public Questions –

Steven Douenius – Paula Ct

Jim Dykema – Headley Rd

Witness # 2 – Perry DiPiazza – Artificial Turf Expert

Summary of benefit of turf field vs. grass and components used in construction of turf field

Board Questions –

Public Questions –

Steven Douenius – Paula Ct

Marc Bender – Paula Ct

Ex A 203 – Resource Guide

Ex A 204 – 2 Pg Turf Safety Brochure
Ex A 205 – Synthetic Turf Safety Guide

Application to be carried to the August 2, 2023 meeting

New Business - None

Public comment for items not on the agenda – None

Motion to adjourn meeting by Pylypchuk, second by Bednarz