

**Regular Meeting
Board of Adjustment
January 18, 2023**

Present:

Mr. Thomas Ferrara
Mr. James Bednarz
Ms. Rachel Blacker
Mr. Scott Wild
Ms. Noelle Nish 7:40 pm
Ms. Kristin Baltadonis
Mr. Steven Pylypchuk
Mr. Anthony Murphy
Ms. Barbara McNally

Absent:

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 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 Dec7 & Dec 21, 2022 meetings. Motion to approve by Bednarz, second by Wild. All members in favor. Board Member McNally abstained from the Dec 21, 2022 minutes

Old Business – None

Resolutions -

a.)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

Motion to approve by Bednarz, second by Murphy. Seven members in favor

b.) Appeal # 2517 of New Cingular Wireless PCS, LLC, lessee of property situate block 6301, lot 2, known as 181 South Street, Morristown NJ, requesting Major Site Plan approval for new roof top cellular facility and associated equipment

Motion to approve by Bednarz, second by McNally. Six eligible members in favor

Public Hearings:

a.) Carried from the January 11, 2023 meeting, Appeal # 2508 of 3-13 Ridgedale Ave LLC, owner of property situate block 1802, lots 5,6 & 7, known as 3, 5-7 & 13 Ridgedale Avenue, Morristown NJ, requesting Major Site plan in conjunction with proposed site improvements

Application carried to the March 1, 2023 meeting

Chairman Pylypchuk recused himself and Vice Chairman Wild took over the meeting

b.) Carried from the January 11, 2023 meeting, Appeal # 2490 of Co Home Inc, owner of property situate block 7301, lot 2.02, known as 44 Miller Road, Morristown NJ, requesting D variance to convert existing detached garage into a residential dwelling unit

Joshua Koodray – Attorney for applicant

Review of hearings by Vice Chairman Wild

Review of conditions by Board Attorney Michael Brown with input from board members

Witness # 1 – Nathaniel Diskint – Co Home Principal –

Facility is not licensed but an approved provider of services and clarified the role of caretaker

Board Deliberation

Review by Board Planner Phil Abramson regarding the variances requested pertaining to accessory structure now becoming a second principal structure

Motion to approve by Murphy, second by Blacker. Five members in favor, two nay votes

New Business - None

Public comment for items not on the agenda – None

Motion to adjourn meeting by Bednarz, second by McNally