

**Regular Meeting  
Board of Adjustment  
July 10, 2019**

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**Present:**

Ms. Beth Wall  
Chris Hayes  
Mr. Jeffrey Stiles  
Ms. Linda Carrington  
Mr. Scott Wild  
Mr. James Bednarz  
Ms. Noelle Nish  
Steven Pylypchuk

**Absent:**

Barbara McNally

**Board Professionals Present:**

David Brady, Board Attorney  
Dean Donatelli, Conflict Attorney  
James Campbell, Adm Officer  
Phil Abramson, Board Planner  
Mike 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 July 2, 2019 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 – None

Old Business – None

Resolutions –

a.) Appeal # 2379 of Anthony Murphy Jr, owner of property situate block 4701, lot 58, known as 18 King Street, Morristown NJ, requesting amended site plan approval to relocate previously approved parking in detached garage to surface parking in side yard

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

b.) Appeal # 2464 of Boaz & Debbie Lesham, owners of property situate block 6203, lot 7, known as 11 Catherine Lane, Morristown NJ, requesting C Variances in conjunction with proposed rear addition and new shed

Motion to approve by Carrington, second by Hayes. All eligible members in favor

c.) Appeal # 2458 of Lafayette Condo Assoc. , owner of property situate block 6103, lots 5.01-5.04/ 5.06-5.08, known as 59-65 Maple Avenue/ 25-29 Miller Road, Morristown NJ, requesting Amended Major Site Plan Approval to construct covered breezeways between detached garages & principle structures

Motion to approve by Hayes, second by Hayes. All eligible members in favor

## 7.) Public Hearings:

a.) Carried from the June 5, 2019 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

Application carried to the July 17, 2019 meeting

b.) Appeal # 2461 of Daniel Fields, owner of property situate block 7901, lot 20, known as 119 Washington Street, Morristown NJ, requesting Major Site Plan and C & D Variances in conjunction with the construction of a second principle building as well as improvements to the existing site and structure

Lawrence Calli – Attorney for applicant

History of property and summary of proposed application

Witness # 1 - Peter Dorne – AIA

Ex A-101 Power Point Presentation

Review of floor plans & elevations

Board Questions –

Public Questions –

Witness # 2 – John Ferrante – PE

Summary of site & proposed improvements

Shared parking concept & turning radius & grading covered  
Drywell to be installed for storm water retention

All utilities to carriage house to be underground

Board Questions –

Public Questions –

Witness # 3 – Michael Tobia – PP

Planning testimony coverage positive & negative criteria

Summary of variances with proposed application

Board Questions –

Public Questions/ Comments

Closing by Calli

Application carried to the August 7, 2019 meeting

e) Appeal # 2455 of Maria & Rosario Scumaci, owners of property situate block 7801 , lots 27 & 28, known as 94.5 & 96 Washington Street, Morristown NJ, requesting C Variances in conjunction with parking area at rear of property

Application carried to the July 17, 2019 meeting

c.) Appeal # 2451 of 32 MLK Ave LLC, owner of property situate block 2301, lot 4, known as 32 Martin Luther King Avenue, Morristown NJ, requesting C Variances for impervious coverage and parking within the side yard setback

Ryan Silva – Attorney for applicant

History of property & uses

Witness # 1 – Dan Levato – Property owner

History of property & existing conditions on site

Board Questions –

Public Questions –

Application carried to the August 21, 2019 meeting

d.) Appeal # 2416 of Peck School, owner of property situate block 6401, lot 6, known as 247 South Street, Morristown NJ, requesting amended site plan approval from previously approved site plan in July 2017

Frank Vitolo – Attorney for applicant

Summary of original application & changes to same

Witness #1 – Eric Keller – PE

Review of changes to plan

Re do proposed cobblestone area

Ex A-101 – Previously approved colorized rendering

Ex A -102 – Proposed colorized plan

Reduction in signage to 3

Vestibule proposed at Kirby building

No changes to improved coverage

Ex A-103 – Highlighted site plan with changes

Smaller caliper tress proposed at South St

Board Questions –

Public Questions –

Marc Bender – Paula Ct

Witness # 2 – Chris Richter – PE

Ex A-104 – Photo board with 4 site photos

Overview of change to roof shingle material

Summary of all changes to plan

Ex A-105 – HPC email

Board Questions –

Public Questions –

Witness # 3 – Eric Keller – PP

Planning testimony

Summary of original bulk variances

Positive & negative criteria covered

Board Questions –

Public Questions – Steve Duanis – Paula Ct

Board Deliberation –

Motion to approve by Stiles, second by Nish. All eligible members in favor

Motion to adjourn by Stiles, second by Hayes













