

**Regular Meeting
Board of Adjustment
July 1, 2020**

Present:

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

Absent:

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Michael Textores – Board Engineer

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 June 19, 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 – None

Old Business –

Resolutions -

Public Hearings –

- a.) Carried from the June 17, 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 to be carried to the July 15, 2020 Meeting

b.) Carried from the June 17, 2020 meeting, Appeal # 2466 of Alfa Investments LLC, owner of property situate block 8102, lot 31, known as 183 Washington Street, Morristown NJ, requesting Major Site Plan approval with C & D Variances for second principle structure and alteration to existing structure on site.

Application to be carried to the July 15, 2020 Meeting

c.) Carried from the June 17, 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

Peter Wolfson – Attorney for applicant

Review of updated plans with additional retail on ground floor and interior layout of interior ground floor and upper floors

Breakdown of apartments by bedrooms

Review of board professional's reports

Witness # 1 – William Van Ryzin – AIA

Summary of change made to accommodate additional retail space

Board Question –

Public Questions – None

Witness # 2 – Max Dorne – Claremont Properties

Summary of retail spaces and tenant uses anticipated

Board Questions –

Public Questions/Comments

Summary by Wolfson

Board Deliberation

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

New Business - Board discussion regarding in person meetings

Motion to adjourn by Pylypchuk, second by McNally

