

**Regular Meeting
Board of Adjustment
July 5, 2023**

Present:

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

Absent:

Ms. Barbara McNally
Ms. Rachel Blacker

Board Professionals

Present:

David Brady, 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 June 28, 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 –None

Old Business – None

Resolutions - None

Public Hearings –

a.) 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 application, property & adjacent uses

Witness # 1- Andrew Delinski – Peck School Administrator

Review of existing athletic field in poor shape and the lack of pedestrian walkways

Board Questions –

Public Questions –

Steven Duanus – Paul Ct

Witness # 2- Richard Schommer, PE

Ex A 101 – 2 sheets of site photographs

Review of site and the R Zone requirements

Ex A 102 – Colorized Site Plan

Review of proposed grading and relief requested

Ex A 103 – Concession Stand Colorized

Review of proposed stormwater management with all water to be contained on site

Summary of landscape plan, tree removals and replanting of trees and shrubs

Board Questions –

Public Questions –

Marc Bender – Paul Ct

Debra Gottsleben – Paula Ct

Steven Duanus – Paula Ct

Application to be carried to the July 19, 2023 meeting

New Business - None

Public comment for items not on the agenda – None

The board concluded the public session and went into Executive Session to discuss current legal matters

Motion to adjourn meeting by Pylypchuk, second by Bednarz