

**Regular Meeting
Board of Adjustment
June 15, 2022**

Present:

Mr. Steven Pylypchuk
Mr. Thomas Ferrara
Mr. Scott Wild
Ms. Barbara McNally
Mr. James Bednarz
Ms. Rachel Blacker
Ms. Beth Wall

Absent:

Mr. Anthony Murphy
Ms. Noelle Nish

Board Professionals Present:

David Brady, 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 June 8, 2022 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 June 1, 2022 meeting. Motion to approve by McNally, second by Wild. All members in favor

Old Business – None

Resolutions - None

Public Hearings:

Board Chairman Pylypchuk recused himself from this application and left the meeting . Vice Chairman Wild took over and presided over the meeting

a.)Carried from the May 18, 2022 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

Application carried to the August 17, 2022 meeting

Board Chairman returned and took over the meeting

b.)Carried from the June 1, 2022 meeting, 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

John Delaney – Attorney for applicant

Review of reduction in scope of proposed development

Witness # 1 – Richard Schomer - PE

Ex A501 – Colorized Site Plan

No wetlands or DEP permits required with new proposal

Review of revised landscape plan & fences

Improved coverage to be at 32.7%

Board Questions –

Public Questions –

Marcie Graydon – Guy Ct

Christine Miller – Maxwell Ct

Joel Freschi – Morris Township

Witness # 2 Carolyn Young – AIA

Review of revised plan for the paddle hut

Board Questions –

Public Questions –

Christine Miller – Maxwell Ct

Application carried to the July 6, 2022 meeting

c.)Appeal # 2506 of Yeison De Los Santos, owner of property situate block 902, lot 5, known as 6 Malcolm Street, Morristown NJ, requesting C Variances in conjunction with proposed detached garage for use as part time martial arts studio

Lawrence Calli – Attorney for applicant

Board member Bednarz recused himself & left the meeting

Summary of application by Attorney Calli

Witness # 1 – Yeison De Los Santos – Property Owner

History of property and proposed use for detached garage & martial arts studio

Board Questions –

Public Questions –

Tonya Stapleton – Malcom St

Application carried to the Aug 3, 2022 meeting

New Business - None

Public comment for items not on the agenda – None

Motion to adjourn meeting and by Pylypchuk, second by Wild