

**Regular Meeting  
Board of Adjustment  
June 17, 2020**

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**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

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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 June 8, 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 -

- a.) 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

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

Public Hearings –

a.) Carried from the June 3, 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 1, 2020 Meeting**

b.) Carried from the June 3, 2020 meeting, Appeal # 2463 of Benjamin Gruber, owner of property situate block 4303, lot 1, known as 59 Franklin Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval to enlarge existing Doctors office and residential unit as well as a second principle structure with parking.

**Application to be carried to the July 15, 2020 Meeting**

c.) Carried from the June 3, 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 1, 2020 Meeting**

d.) Carried from the June 3, 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 previous meetings & amended proposal

4 Affordable units to be on site

Review of planner's report & variances requested

Witness # 1 – William Van Ryzin – AIA

Overview of revisions to how new retail space on the ground floor

Review of exterior materials, lighting & green building standards

Board Questions –

Public Question – None

Witness # 2 – Michael Tobia – PP

Planning testimony of positive & negative criteria

Overview of uses & building proposed

Comparison of master plan with proposal

Board Questions –

Public Questions/Comments – None

Witness # 3 – Max Dorne – Claremont LLC

Review of proposal

Summary by Wolfson

Board deliberation

Application carried to the July 1, 2020 meeting

Motion to adjourn by Wild, second by Pylypchuk