

**Regular Meeting
Board of Adjustment
June 27, 2023**

Present:

Mr. Thomas Ferrara
Mr. Scott Wild
Mr. Steven Pylypchuk
Ms. Barbara McNally
Mr. Anthony Murphy
Mr. James Bednarz
Ms. Noelle Nish
Ms. Rachel Blacker

Absent:

Ms. Kristin Baltadonis

Board Professionals

Present:

Michael Brown, 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 May 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 –From the May 3, 2023 meeting. Motion to approve by Wild, second by McNally. All eligible members in favor.

Old Business – None

Resolutions -

a.)Appeal # 2521 of Amanda Abdelsayed, owner of property situate block 6203, lot 15, known as 101 Maple Avenue, Morristown NJ, requesting C Variances in conjunction with rear addition to existing single family house

Motion to approve by Wild, second by Ferrara. Four eligible members present in favor

b.)Appeal # 2507 of 5-7 South Street Holdings LLC, owner of property situate block 6004, lots 3 & 4, known as 5-7 South Street, Morristown NJ, for Resolution approving certificate of pre-existing nonconforming use

Motion to approve by Wild, second by McNally. Four eligible members present in favor

c.)Appeal # 2501 of HAJC LLC, owner of property situate block 2201, lot 12 , known as 21 Abbett Avenue, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval for expanded mixed use building

Motion to approve by Wild, second by McNally. Five eligible members present in favor

Public Hearings:

a.) Carried from the May 3, 2023 meeting, Appeal # 2513 of Morris Blue LLC, purchaser under contract of property situate block 6005, lots 17 & 18, known as 1 & 1.5 Maple Avenue, Morristown NJ, requesting C & D Variances for new four story mixed use building with ground floor retail and a roof top deck amenity

APPLICATION TO BE CARRIED TO THE JULY 19, 2023 MEETING

b.) Carried from the March 15, 2023 meeting, Appeal # 2507 of 5-7 South Street Holdings LLC, owner of property situate block 6004, lots 3 & 4, known as 5-7 South Street, Morristown NJ, requesting Major Site Plan approval with C & D Variance requirements for roof top dining

APPLICATION TO BE CARRIED TO THE AUGUST 16, 2023 MEETING

c.) Carried from the May 17, 2023 meeting, Appeal # 2510 of Skin & Smile LLC, owner of property situate block 1701, lot 19, known as 2 Morris Avenue, Morristown NJ, requesting D Variance approval for additional commercial facility for skin care within existing medical office

Lawrence Calli – Attorney for applicant

Summary of application and proposed site improvements

Witness # 1 – Dr. Marina Gonchar – Property owner

Overview of current use and proposed skin care use

Summary of trash and deliveries to site

For the skin care use, one employee is contemplated

Board Questions –

Public Questions –

John Irwin – Morris Ave

Ben Lyons – Wash Pl

Mathilde Keper - Harding Terr

Peter Seufert – Harding Terr

Jane Zogby – Morris Ave

Henry Massey – Wash Pl

Richard Russo - Harding Terr

Debra Vereen – Morris Ave

Witness # 2 – John Ferrante – PE

Overview of existing conditions and traffic pattern. Proposed new driveway, asphalt removal and landscape plan covered

Ex A 101 – Colorized Site plan with retaining walls, 14 new trees, 5 to be removed

Board Questions –

Public Questions –

John Irwin – Morris Ave

Peter Seufert – Harding Terr

Stuart McNab – Harding Terr

Debra Vereen – Morris Ave

Henry Massey – Wash Pl

Mathilde Keper - Harding Terr

Valerie Irwin – Morris Ave

Application varied to the June 21, 2023 Meeting

New Business - Review of draft to be sent to Town Council regarding audio visual equipment upgrades

Public comment for items not on the agenda – None

Motion to adjourn meeting by Pylypchuk, second by Bednarz