

**Regular Meeting
Board of Adjustment
May 3, 2023**

Present:

Mr. Thomas Ferrara
Ms. Kristin Baltadonis
Mr. Scott Wild
Mr. Steven Pylypchuk
Ms. Barbara McNally
Mr. Anthony Murphy

Absent:

Mr. James Bednarz
Ms. Noelle Nish
Ms. Rachel Blacker

Board Professionals

Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
David Atkinson, Board Engineer
Evan Diluvio, Board Arborist

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 April 26, 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 April 19, 2023 meeting. Motion to approve by Wild, second by McNally. All eligible members in favor.

Old Business – None

Resolutions -

a.)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 Interpretation of the LDO for determination D Variance requirements for roof top dining

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

Public Hearings:

a.)Carried from the April 19, 2023 meeting, 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

Witness # 1 Amanda Abdelsayed – Property Owner

Review of application, proposed work, location of encroachments on property

Ex A 201 – Easement agreement with neighbor

Board Questions

Public Questions/ Comments – None

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

b.) Carried from the April 19, 2023 meeting, appeal # 2520 of Aaron Anderson, owner of property situate block 5201, lot 4, known as 15 Grant Street, Morristown NJ, requesting C Variance relief in conjunction with proposed parking area in rear yard

Witness # 1 Aaron Anderson – property owner

Overview of existing property and parking issues on the street

Summary of application for rear yard parking area

Review of planner's report

Ex A 101 through Ex A 104 – Screen shots of street

Board Questions –

Public Questions – None

Application carried to the May 17, 2023 meeting

c.) Carried from the April 12, 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 June 7, 2023 meeting

New Business - Discussion of in person meetings vs. virtual meetings to be on the next meeting for full board consideration

Public comment for items not on the agenda – None

Motion to adjourn meeting by Pylypchuk, second by Wild