

**Regular Meeting  
Board of Adjustment  
March 16, 2022**

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**Present:**

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

**Absent:**

**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 March 10, 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 – None

Old Business – None

Resolutions - None

Public Hearings:

Board Members Pylypchuk & Wall rescused themselves from the application & left the meeting. Scott Wild took over as board Chairman

a.)Carried from the February 16, 2022 meeting, appeal # 2505 of Jessica Umbriac, owner of property situate block 4005 , lot 1,known as 1 Randolph Drive, Morristown NJ , requesting C & D Variances for use of shed as home office with bathroom

Witness # 1 - Jessica Umbriac – Property Owner

Chairman Wild reviewed the choices presented as to how the applicant would proceed, withdraw application, no bathroom or proceed as applied with bathroom

Applicant agreed to remove the access stair & loft area, but maintain the half bath . She then reviewed the positive & negative criteria

Board Questions –

Public Q/C – None

Summary statement by applicant

Board Deliberation

Motion to approve with conditions as listed by Board Attorney Brown by Nish, second by McNally. Five members in favor and two nay votes

Members Pylypchuk & Wall returned to the meeting

Board Member Nish recused herself from the next two applications & left the meeting for the night.

b.)Carried from the February 2, 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

Application carried to the April 6, 2022 Meeting

c.)Carried from the February 2, 2022 meeting appeal # 2498 of 140 Washington St LLC, owner of property situate block 8301, lot 9, known as 140 Washington Street, Morristown NJ, requesting D Variance in conjunction with conversion of single family house into a two family house with a basement apartment

John Delaney – Attorney for applicant

Summary of proposed application to turn single family into 2 family and witnesses to be presenting

Witnesses # 1 – Jack & Rossili Kiefer – Property Owners

History of ownership since 2004 and approval for office use in basement by ZBA in prior application

Board Questions –

Public Questions – None

Witness # 2 – Mark Bak – AIA

Summary of code analysis to go from office to residential use in the basement

Review of proposed egress from two bedrooms in unit and interior floor plan

Ex A 101 – Window Well Example

Ex A -102 – Video of basement unit and layout

Board Questions –

Public Questions –

Ed Peters – Washington St

Application carried to the April 6, 2022 meeting

New Business - Board member discussion of virtual, in person & possible hybrid meetings

Public comment for items not on the agenda – None

Motion to adjourn meeting by Bednarz, second by Wall