

**Regular Meeting
Board of Adjustment
March 17, 2021**

Present:

Mr. Steven Pylypchuk
Mr. Scott Wild
Barbara McNally
Mr. Oliver Starnes
Mr. Thomas Ferrara
Ms. Beth Wall
Mr. Anthony Murphy
Mr. James Bednarz

Absent:

Ms. Noelle Nish

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Michael Textores, Board Engineer
Golda Speyer, Board Planner

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, 2021 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 – Minutes from the March 3, 2021 meeting. Motion to approve by Bednarz, second by McNally All eligible members in favor

Old Business – None

Resolutions - None

Public Hearings:

a.) a.) Carried from the February 3, 2021 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 principal structure and alteration to existing structure on site.

Application to be carried to May 5, 2021 meeting

b.) Carried from the February 3, 2021 meeting, Appeal # 2477 of 161-163 Madison Ave LLC, owner of property situate block 1402, lot 3, known as 161-163 Madison Avenue, Morristown NJ, requesting Major Site Plan approval with C & D Variances in conjunction with a new 45 unit residential building

Application to be carried to April 7, 2021 meeting

c.) Carried from the February 3, 2021 meeting, Appeal #2479 of Speedwell Commons LLC, owner of property situate block 2604, lot 3, known as 281 Speedwell Avenue, Morristown NJ, requesting Major Site Plan approval in conjunction with conversion of existing bakery into 4 residential units

Lawrence Calli – Attorney for applicant

Summary of history of application

Review of variance relief requested & of revised plans

Witness # 1 – Peter Korzen – PE

Review of existing site & proposed revised site plan

Drywell, lighting, landscaping covered

Variances summarized for improved coverage & side yard setbacks

Parking layout & maneuvers covered

Ex A 301 – Slope Analysis sketch

Underground Utilities proposed

Board Questions –

Public Questions – None

Witness # 2 – Bruce Bastrom – AIA

Review of revised interior floor plans

Ex A302 – Colorized rendering with updated color scheme

Board Questions –

Public Questions –

Witness # 3 – Paul Ricci – PP

Summary of Zone and permitted uses

Review of conditional standards & proofs

Building & improved coverages reviewed

Board Questions –

Public Questions –

Summary by Calli

Board Deliberation

Motion to approve by Wild, second by McNally. 6 Yays, 1 Nay vote

New Business – Vote on proposed BY Laws changes requiring TCC review – Tabled until the next meeting

Motion to adjourn meeting by Bednarz, second by Wild