

**Regular Meeting  
Board of Adjustment  
March 1, 2023**

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**Present:**

Mr. Thomas Ferrara  
Mr. James Bednarz  
Ms. Noelle Nish  
Ms. Kristin Baltadonis  
Mr. Anthony Murphy  
Ms. Rachel Blacker

**Absent:**

Mr. Scott Wild  
Mr. Steven Pylypchuk  
Ms. Barbara McNally

**Board Professionals**

**Present:**

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

The meeting was called to order by Vice 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 bulletin board in the Town Hall , and filed with the Clerk of the Town of Morristown on February 22,2023 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 Feb 15, 2023 meeting. Motion to approve by Murphy, second by Ferrara. All eligible members in favor.

Old Business – None

Resolutions -

a.)Appeal # 2490 of Co Home Inc, owner of property situate block 7301, lot 2.02, known as 44 Miller Road, Morristown NJ, requesting D variance to convert existing detached garage into a residential dwelling unit

Motion to approve by Murphy, second by Blacker. Three eligible members in favor

Public Hearings:

a.) Carried from the Feb 15, 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 carried to the April 12, 2023 meeting

b.)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

Public notice was deemed deficient and application to re notice with new date to be determined.

c.) Carried from the January 18, 2023, Appeal # 2508 of 3-13 Ridgedale Ave LLC, owner of property situate block1802, lots 5,6 & 7 , known as 3, 5-7 & 13 Ridgedale Avenue, Morristown NJ, requesting Major Site plan in conjunction with proposed site improvements

Lawrence Calli – Attorney for applicant

Review of application & previous testimony given

Witness # 1 – Michael Tobia – PP

Referred back to Ex A 101

Review of current site and conditions

Summary of proposed layout with new units and associated site improvements

Ex A 301 – Color Rendering

Review of revised plans

Referred back to Ex A 202 – Color Renderings

Density and variances requested reviewed as well as merging of lots

Board Questions –

Public Questions – None

Application carried to the April 12, 2023 meeting

New Business - None

Public comment for items not on the agenda – None

Motion to adjourn meeting by Murphy, second by Blacker