

**Regular Meeting  
Board of Adjustment  
March 4, 2020**

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**Present:**

Steven Pylypchuk  
Mr. Scott Wild  
Barbara McNally  
Ms. Beth Wall  
Mr. James Bednarz  
Ms. Noelle Nish  
Mr. Thomas Ferrara  
Mr. Charles Hovis

**Absent:**

Chris Hayes

**Board Professionals Present:**

David Brady, Board Attorney  
James Campbell, Adm Officer  
Greer Patras, Board Planner  
Michael Textores – Board Engineer

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The meeting was called to order by 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 Town of Morristown Bulletin Board, and filed with the Clerk of the Town of Morristown on February 26, 2020 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 the time of this meeting. I direct that this statement together with a copy of said notice be incorporated in to the minutes.

Roll call of members taken by Mr. Campbell as listed above

Minutes – None

Old Business –

Resolutions -

- a.) **Appeal # 2470 of Regina Sisto & Mark & Barbara Viglietta, owners of property situate block 7202, lot 12, known as 57 James Street, Morristown NJ, requesting C Variances in conjunction with the conversion of a single family house into a two family house with improvements**

**Motion to approve by Pylypchuk, second by McNally. All eligible members in favor**

**b.) Appeal # 2451 of 32 MLK Ave LLC, owner of property situate block 2301, lot 4, known as 32 Martin Luther King Avenue, Morristown NJ, requesting C Variances for impervious coverage and parking within the side yard setback**

**Resolution carried to the March 18, 2020 meeting**

**7.) Public Hearings:**

a.) Carried from the February 19, 2020 Meeting, Appeal # 2448 of Claremont Properties Inc, purchaser under contract of property situate block 5906, lots 10, 11 & 12, known as 16, 24 & 28 Schuyler Place, Morristown NJ, requesting Major Site plan with C & D Variances in conjunction with a proposed 28 unit residential building with parking & rooftop amenity

Application carried to the March 18, 2020 meeting

b.) Carried from the February 19, 2020 meeting, Appeal # 2463 of Benjamin Gruber, owner of property situate block 4303, lot 1, known as 59 Franklin Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval to enlarge existing Doctors office and residential unit as well as a second principle structure with parking

Frank Regan – Attorney for applicant

Review of previous meeting and overview of proposed changes

Bifurcated application with only use being contemplated

Witness # 1 – FJ Rawding – AIA

Review of updated site plan with carriage house now deleted

Ex A301 – Colorized site plan

Board Questions –

Public Questions –

Jackie Bertone – Green Hill Rd

Mike O’ Donnell – Hamilton Rd

Mary Masilamani – Green Hill Rd

Luther Jones – Hamilton Rd

Witness # 2 – Cory Chase – PE – Traffic

Ex A-402 – Updated parking counts

16 spaces proposed 9X18 feet

Board Questions

Public Questions –

Jeff Erim – Hamilton Rd

Jackie Bertone – Green Hill Rd

Witness # 3 – Greg Rakenkind – PP

Summary of application & variances

Review of property history & uses

## Summary of land use objectives and planners report

Board Questions –

Public Questions –

Jeff Erim – Hamilton Rd

Mike O Donnell – Hamilton Rd

Dina DiMaria – Green Hill Rd

Jackie Bertone – Green Hill Rd

Application carried to the March 18, 2020 meeting

c.)Carried from the February 19, 2020 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 principle structure and alteration to existing structure on site

Larry Calli – Attorney for applicant

Board member Pylypchuck recused himself and left the meeting

Summary of application by attorney

Witness # 1 – Roger Gupta – Owner

History of property and overview of proposal

Board Questions –

Public Questions – Michael Yeatman – Washington St

Witness # 2 – Mark Walker – PE

Ex A-101 – Aerial site photo with colorized overlay

Summary of site conditions & adjacent uses

Review of variances sought

Review of board planner & engineers report

Board Questions-

Public Questions - Michael Yeatman – Washington St

Wendy Dalesandro – Colonial Rd

Application carried to the March 18, 2020 meeting

Motion to adjourn meeting by Hovis, second by Nish

