

**Special Meeting
Board of Adjustment
May 12, 2022**

Present:

Mr. Steven Pylypchuk
Mr. Thomas Ferrara
Mr. Scott Wild
Mr. James Bednarz
Ms. Rachel Blacker

Absent:

Ms. Noelle Nish
Mr. Anthony Murphy
Ms. Barbara McNally
Ms. Beth Wall

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 May 5, 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:

a.)Carried from the April 20, 2022 meeting, Appeal # 2509 of Above Grid Solar Carport 2020 LLC, contractor for AHS Hospital Corp, owner of property situate block 4201, lot 1 & 2, known as 100 Madison Avenue, Morristown NJ, requesting Major Site Plan approval in conjunction with proposed roof top solar arrays over existing parking areas

Jared Pape – Attorney for applicant

Summary of application & list of witnesses

Witness # 1 – Philip Smith, PE – Representative of AHS

Summary of proposed work at AHS site and installation

No power to be sold back to utility company and review of history of height calculations for the two proposed sites

Board Questions –

Public Questions – None

Witness # 2 – Jeff Szabo – PE –

Review of stormwater runoff using existing infrastructure

All lighting to be dark sky compliant

No change to the number of parking spaces with 8 EV stations proposed

Board Questions –

Public Questions – None

Witness # 3 – Brian Cuff – COO of Parasol

Review of structural stability with new elements added

Snow & ice management on solar arrays covered with angled curbing

Review of renderings and materials

Board Questions –

Public Questions – None

Witness # 4 – Allison Coffin, PP –

Review of variances and positive & negative criteria

No negative impacts from proposed work

Board Questions –

Public Questions/Comments – None

Board Deliberation-

Motion to approve by Wild, second by Bednarz. All members present in favor

New Business - None

Public comment for items not on the agenda – None

Motion to adjourn meeting by Blacker, second by Bednarz