

**Regular Meeting
Board of Adjustment
May 18, 2022**

Present:

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

Absent:

Ms. Noelle Nish
Ms. Beth Wall

Board Professionals Present:

David Brady, Board Attorney
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 12, 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 – From the May 4 & May 12, 2022 meetings. Motion to approve by Bednarz, second by Wild. All members in favor

Old Business – None

Resolutions - None

Public Hearings:

- a.) Carried from the May 4, 2022 Special Meeting , 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

Application carried to the June 15, 2022 meeting

- b.) Carried from the April 20, 2022 meeting, Appeal # 2506 of Yeison De Los Santos, owner of property situate block 902, lot 5, known as 6 Malcolm Street, Morristown NJ, requesting C Variances in conjunction with proposed detached garage for use as part time martial arts studio

Application to re-notice for another date to be determined due to deficiency in public notice

c.)Carried from the May 4, 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

Jay Delaney – Attorney for applicant

Objectors attorney Fred Zellie to represent Christine Miller

Witness # 1 – Richard Schomer , PE

Review of existing paddle courts and lighting

Ex A-501 – Photos of before and after with wind screening on fencing and the effect of lighting

Ex A 502 – Modified site plan rendering

More tree plantings with an install height of 12 to 14 feet

Review of revised parking

Board Questions –

Public Questions –

AJ Patel – Windmill Pond

Christine Miller – Maxwell Dr

Marcia Graydon – Windmill Pond

Application carried to the June 1, 2022 meeting

New Business - None

Public comment for items not on the agenda – AJ Patel -

Motion to adjourn meeting and go into executive session to discuss current legal issues by Pylypchuk, second by Bednarz