

**Regular Meeting
Board of Adjustment
May 19, 2021**

Present:

Mr. Steven Pylypchuk
Mr. Scott Wild
Mr. Thomas Ferrara
Ms. Beth Wall
Mr. James Bednarz
Ms. Noelle Nish
Ms. Barbara McNally
Mr. Anthony Murphy 7:35 pm
Mr. Oliver Starnes

Absent:

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Deana Corio, 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 , 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 May 5, 2021 meeting. Motion to approve by Wall, second by Bednarz. All members attending in favor

Old Business – None

Resolutions - None

Public Hearings:

- a.) Carried from the May 5, 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 3 story 28 unit residential building

Michael Affrunti – Attorney for applicant

Review of bifurcated application with Use Variance portion first.

Reduction in units to 28 from previous rendition

Witness # 1 – Michael Tobia – PP

Summary & history of proposed development

Ex A-101 = Power point presentation – 15 pages

Summary of current uses and adjacent properties

Common areas of Turtle I to be shared by both buildings

Variances include, Use, FAR & Parking

Review of additional site variances

354 existing parking spaces to go to 281

Board Questions –

Public Questions –

Michael Kates, Esq – representing Village Green Condo Assoc

Witness # 2 – Oliver Franklin – AIA

Ex A-102 – Colorized floor plan

Overview of floor plans & elevations

Comparison of Turtle I to Turtle II

Witness # 3 – Kyle McKenna – PE

Ex A-103 – Colorized Site Plan

Overview of condensed site plan due to bifurcation

53 parking spaces proposed – 42 Required

Board Questions –

Public Questions – Sharon O’Neil – Village Green

Michael Tobia – Witness # 1 recalled

Review of possibility of sidewalk from Turtle Buildings to Madison Ace

Board Questions –

Public Questions – None

Application carried to the June 2, 2021 meeting

New w Business – None

Motion to adjourn meeting by Bednarz, second by Pylypchuk