

**Regular Meeting
Board of Adjustment
May 4, 2022**

Present:

Mr. Steven Pylypchuk
Mr. Thomas Ferrara
Mr. Scott Wild
Ms. Barbara McNally
Mr. James Bednarz
Ms. Rachel Blacker
Ms. Beth Wall

Absent:

Ms. Noelle Nish
Mr. Anthony Murphy

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 April 27, 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 April 6 & April 20th meetings. Motion to approve by Wild, second by Bednarz. All members in favor

Old Business – None

Resolutions - None

Public Hearings:

- a.) Carried from the April 20, 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 May 18, 2022 meeting

- b.) Carried from the April 6, 2022 meeting , appeal # 2489 of Pisa Treires LLC, owner of property situate block 3303, lot 14, known as 22 Orchard Street, Morristown NJ, requesting C & D Variances in conjunction with proposed two family house

Application carried to the June 1, 2022 meeting

- c.) Carried from the April 6, 2022 meeting ,Appeal # 2492 of Pisa Treires,LLC, owner of property situate block 3303, lot 15, known as 20 Orchard Street, Morristown NJ, requesting C & D Variances in conjunction with proposed two family house

Application carried to the June 1, 2022 meeting

d.)Carried from the April 6, 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

Witness # 1- Cathy Ackerman- Club Representative

Review of history of the club and operations

Ex A 401 – Aerial Photo

Summary of proposed renovations and upgrades to existing facilities

Overview of club membership and sports activities and seasonal playing times

Only 1 noise complaint received in 2018

Proposed order of improvements and construction scheduling given

Review of existing parking and proposed parking areas

Board Questions –

Public Questions –

Brian Sullivan – Maxwell Ct

Marcia Graydon – Windmill Pond

Mariah Ringhoff – Windmill Pond

Dee Kliker – Windmill Pond

Christine Miller – Maxwell Ct

Application carried to the May 18, 2022 meeting

New Business - None

Public comment for items not on the agenda – None

Motion to adjourn meeting by Blacker, second by Bednarz