

**Regular Meeting
Board of Adjustment
May 5, 2021**

Present:

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

Absent:

Mr. Anthony Murphy
Mr. Oliver Starnes

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Phil Abramson, Board Planner
Michael Textores, 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 28 , 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 April 21, 2021 meeting. Motion to approve by Bednarz, second by Pylypchuk. Board member McNally abstained. All other members attending in favor

Old Business – None

Resolutions - None

Public Hearings:

- a.) Carried from the April 7, 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

Application carried to the May 19, 2021 meeting

- b.) Carried from the March 17, 2021 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 principal structure and alteration to existing structure on site.

Application carried to the July 7, 2021 meeting

c.) Appeal # 2462 of BP North America, lessee of property situate block 1802, lot 4, known as 168 Morris Street, Morristown NJ, requesting Major Site Plan with C & D Variances in conjunction with new fuel dispensers and canopy

Jennifer Knarich – Applicant Attorney

Summary of application & variances requested

Witness # 1 – Robert Strecker – PE

Ex A-201 – Aerial photo of site taken 1/4/2019

Ex A-202 – Colorized Rendering w landscaping

Summary of site & MX-2 uses in zone and adjacent properties

Review of current site layout

Overview of proposed configuration with new canopy with size of 39X 48.9 feet

Fuel storage capacity to go from 24K to 30K with new tanks

Circulation template with fuel truck and trash trucks shown

No proposed changes to existing building

Stored vehicles outside of building to be 6

Landscape & lighting plan covered with hours of illumination & footcandles

Signage request reviewed as well as potential future site of stand by generator

Board Questions –

Public Questions – None

Witness # 2 – Jerad Dinnen – PE

Review of site and current site circulation

Peak & non peak trips covered as well as sight distances

Board Questions –

Public Questions – None

Application carried to the June 2, 2021 meeting

New Business – None

Motion to adjourn meeting by Bednarz, second by Pylypchuk