

**Special Meeting
Board of Adjustment
November 18, 2020**

Present:

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

Absent:

Board Professionals Present:

David Brady, Board Attorney
James Campbell, Adm Officer
Michael Textores, Board Engineer
Greer Patras, Board Planner

The meeting was called to order by Chairman Bednarz 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 Town of Morristown Bulletin Board, and filed with the Clerk of the Town of Morristown on November 11, 2020 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 the time of this meeting. I direct that this statement together with a copy of said notice be incorporated into the minutes.

Roll call of members taken by Mr. Campbell as listed above

Minutes –Minutes from the Nov 4, 2020 meeting. Motion to approve by Pylypchuk, second by Hovis. All eligible members in favor

Old Business – None

Resolutions -

7.) Public Hearings:

- a.) Carried from the November 4, 2020 meeting, Appeal # 2472 of Kirsten Sechler & Frank Garcia Montes, owners of property situate block 7701, lot 9, known as 27 Western Avenue, Morristown NJ, requesting C Variance to add a bathroom & bedroom to an existing finished attic space

Application to be carried to the December 2, 2020 Meeting

b.) Carried from the November 4, 2020 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 principle structure and alteration to existing structure on site.

Application to be carried to the December 2, 2020 Meeting

c.) Carried from the November 4, 2020 meeting, Appeal #2479 of Speedwell Commons LLC, owner of property situate block 2604, lot 3, known as 281 Speedwell Avenue, Morristown NJ, requesting Major Site Plan approval in conjunction with conversion of existing bakery into 4 residential units

Application to be carried to the December 2, 2020 Meeting

d.) Carried from the November 4, 2020 meeting, Appeal # 2463 of Benjamin Gruber, owner of property situate block 4303, lot 1, known as 59 Franklin Street, Morristown NJ, requesting C & D Variances in conjunction with Major Site Plan approval to enlarge existing Doctors office and residential unit as well as a second principle structure with parking.

Lawrence Cali – Attorney for applicant

Summary of changes to application and previous testimony

Witness # 1 – FJ Rawding – AIA

History of property & uses

Summary of proposed changes to updated proposal

2 residential units and enlargement to office space on first floor
& associated variances

Board Questions –

Public Questions – None

Witness # 2 – Craig Peregoy – PE – Traffic

22 spaces required, 17 proposed

Overview of site layout, parking area & drive aisle

Board Questions –

Public Questions – None

Application carried to the Dec 16, 2020 meeting

e.) Carried from the October 21, 2020 Meeting, Appeal # 2456 of Milelli Morrystown LLC, owner of property situate block 6101, lot 1 known as 23-27 South Street, Morrystown NJ, requesting C & D Variances in conjunction with Major Site Plan approval for new multi- story mixed use building

Frank Vitolo – Attorney for applicant

Review of updates to proposed development

Witness # 1 – Nicki Louloudis – PE

Summary of changes for previous meeting & review of board professionals reports

Board Questions –

Public Questions – None

Witness # 2 - Nancy Dougherty – AIA

Review of changes

Ex A-201 – Roof screening specs

Ex A-202 – Colorized roof

Ex A 203 - Side elevation from WF Bank

Ex A- 204 – Bike storage room

Ex A- 205 – Colorized elevations

Ex A 206 – Sheet A11 colorized massing of proposed bldg

Ex A 207 – Sheet A11A – Colorized massing showing conforming bldg.

Board Questions –

Public Questions – None

Application carried to the Dec 2, 2020 meeting

Motion to adjourn meeting by Wild, second by Hayes