

**Regular Meeting
Board of Adjustment
November 4, 2020**

Present:

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

Absent:

Ms. Noelle Nish
Mr. Thomas Ferrara

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 October 28, 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 10/21/20 meeting. Motion to approve by Pylypchuk, second by Hovis. All eligible members in favor

Old Business – None

Resolutions -

- a.) Appeal # 2305 of Victor Fenandez, owner of property situate block 501, lot 14, known as Walker St, Morristown NJ, requesting amended site plan approval for change in location of utilities serving 4 unit residential building

Motion to approve by Pylypchuk, second by McNally. All eligible members in favor

7.) Public Hearings:

- a.) Carried from the October 21, 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 November 18, 2020 Meeting

- b.) Carried from the October 21, 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 November 18, 2020 Meeting

- c.) Carried from the October 21, 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 November 18, 2020 Meeting

- d.) Carried from the October 7, 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.

Application to be carried to the November 18, 2020 Meeting

- e.) Appeal # 2484 of Christopher Richter, owner of property situate block 5802, lot 24.02, known as 14 Prospect Street, requesting C Variances for front yard parking and offsite parking

Chris Richter – Owner

Summary of application & history of property

Mixed use to 2 family requiring 3 parking spaces

Variance for side yard setback & 1 off site parking space

Review of site photos and proposed plan

Ex A-101- Colorized site plan

Overview of existing landscape and removal of plant material

Board Questions –

Public Questions – None

Ex A-102 – Turning radius template for 2 onsite spaces

Review of complying plans for comparative purposes

Pos & neg planning criteria covered

Board Questions –

Public Questions/ Comments – None

Board Deliberation

Motion to approve by Pylypchuk, second by Wild. All eligible members in favor

f.) 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 45 unit residential building

Michael Affrunti – Attorney for applicant

Witness # 1 – Michael Tobia – PP

Ex A-101 Powerpoint Slideshow

Overview of proposed development

Board Questions –

Public Questions – Kathryn Becht – Village Dr

Witness # 2 – Kyle McKenna – PE

Ex A – 102 – Aerial photo of current site

Ex A-103 – Colorized rendering of proposed site

53 understory parking spaces proposed

45 res units

Summary of parking calculation with office building on site

Review of proposed floor area

Board Questions –

Public Questions – None

Application carried to the December 2, 2020 meeting

Motion to adjourn meeting by Pylypchuk, second by Hayes