

**Regular Meeting  
Board of Adjustment  
November 6, 2019**

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**Present:**

Ms. Linda Carrington  
Steven Pylypchuk  
Mr. Scott Wild  
Barbara McNally  
Ms. Beth Wall  
Mr. Jeffrey Stiles  
Chris Hayes  
Ms. Noelle Nish  
Mr. James Bednarz

**Absent:**

**Board Professionals Present:**

Meredith Marcus, Board Attorney  
James Campbell, Adm Officer  
Greer Patras, Board Planner  
Michael Textores – Board Engineer

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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 30, 2019 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 in to the minutes.

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

Minutes –Minutes from the October 16, 2019 meeting. Motion to approve by Stiles, second by Wild. All member n favor

Old Business – Summary of changes to the 40 Grant St application as some calculations were initially incorrect and movement of parking area. Summary of review as prepared by board attorney Marcus. Changes reviewed and to be incorporated in an updated resolution

Resolutions -

**a.) Appeal # 2468 of Joe Nosofsky, owner of property situate block 1202, lot 10, known as 98 Washington Avenue, Morristown NJ, requesting C Variances for height, setbacks & lot coverage in conjunction with proposed detached garage**

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

**7.) Public Hearings:**

**a.) Carried from the September 19, 2019 meeting, 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**

**Application adjourned at the request of the applicant's attorney without a date certain. Applicant will need to provide new notice when seeking to resume application**

**b.) 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**

**Frank Reagan – Attorney for applicant**

**Opening statement with possible bifurcation of application**

**Witness # 1 – FJ Rawding – AIA**

**Summary of existing condition of site and current uses of the building and proposed site work**

**Ex A-101 – Colorized version of submitted plans**

**Ex A102 – Colorized site plan**

**Ex A103, 104, 105 & 106 – Front, driveway, rear & north elevations colorized**

**Ex A107 – Carriage House colorized front elevation**

**5 units proposed – all 2 bedrooms**

**Ex A108 – Interior floor plan of 1<sup>st</sup> & 2nd proposed main building**

**Ex A109 – Top floor plan of main building**

**Summary of exterior materials**

**Board Questions –**

**Public Questions –**

**Luther Jones – Franklin St**

**Charles Craig – Green Hill Rd**

**Dina DiMaria – Green Hill Rd**

**Tom Gibbons – Hamilton Rd**

**Mike Kurek – Green Hill Rd**

**Applicant's attorney reviewed the current uses by the Dr's now located in the premises as well as the areas of the building used by same**

**Witness # 2 – Michael Dipple PE**

**Drainage summary and site plan review**

**Underground detention basin proposed**

**Board Questions –**

**Public Questions –**

**Luther Jones – Franklin St**

**Mike Kurek – Green Hill Rd**

**Application carried to the December 4, 2019 meeting**

**Motion to adjourn meeting by McNally, second by Wild**

