

**Regular Meeting  
Board of Adjustment  
October 2, 2019**

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**Present:**

Ms. Linda Carrington  
Steven Pylypchuk  
Mr. Scott Wild  
Barbara McNally

**Absent:**

Ms. Beth Wall  
Mr. Jeffrey Stiles  
Chris Hayes  
Ms. Noelle Nish  
Mr. James Bednarz

**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 Wild 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 September 26, 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 – none

Old Business – None

Resolutions -

**a.) Appeal # 2461 of Daniel Fields, owner of property situate block 7901, lot 20, known as 119 Washington Street, Morristown NJ, requesting Major Site Plan and C & D Variances in conjunction with the construction of a second principle building as well as improvements to the existing site and structure**

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

**b.) Appeal # 2307 of Ridgedale Commons LLC, owner of property situate block 702,, lots 8,9,10 & 11, known as 68-74 Ridgedale Avenue, Morristown NJ, requesting Major Site Plan, C & D variances in connection with a newly proposed residential building with 29 units requesting extension of time for approval**

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

**7.) Public Hearings:**

**a. ) ) Appeal # 2469 of Dawn Marcelliano, owner of property situate block 7402, lot 8, known as 14 Farragut Place, Morristown NJ, requesting C Variances in conjunction with proposed front yard parking area, installation of hot tub and back up generator**

**Application carried to the October 16, 2019 meeting**

**b.) Carried from the September 18, 2019 meeting, Appeal # 2451 of 32 MLK Ave LLC, owner of property situate block 2301, lot 4, known as 32 Martin Luther King Avenue, Morristown NJ, requesting C Variances for impervious coverage and parking within the side yard setback**

**Ryan Silvia – Attorney for applicant**

**Summary of previous hearing and changes to plan**

**Witness # 1 – Richard Schommer – PE**

**Ex A-201 – Colorized site plan**

**Summary of bulk requirements in the MF 1 Zone vs project site**

**430 sq feet of pavement to be removed and drywell to capture garage roof water**

**5 on site parking spaces in addition to existing detached garage**

**Garage not for parking , only storage of property owner**

**Board Questions –**

**Public Questions/ Comments – None**

**Board deliberation**

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

**Motion to adjourn meeting by Carrington, second by Pylypchuk**