

**Regular Meeting
Board of Adjustment
October 7, 2020**

Present:

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

Absent:

Ms. Beth Wall

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 September 30, 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 9/2 & 9/16/20 meetings. Motion to approve by Pylypchuk, second by McNally. All eligible members in favor

Old Business – None

Resolutions -

- a.) Appeal #2485 of AHS Hospital Corp, owner of property situate block 4201, lots 1 & 2, known as 100 Madison Avenue, Morristown NJ, requesting D Variance for height in conjunction with new air handlers

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

7.) Public Hearings:

- a.) Carried from the September 2, 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 October 21, 2020 Meeting

- b.) Carried from the September 2, 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 October 21, 2020 Meeting

- c.) Carried from the September 2, 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 4, 2020 Meeting

- d.) 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

Lawrence Calli – Attorney for applicant

Review by board attorney Brady regarding public utilities , public ROWS and deviations from the code

Summary by Calli, regarding ongoing negotiations between applicant & JCP&L

Board Questions –

Public Questions/ Comments – None

Summary by Calli

Board Deliberation

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

Motion to adjourn meeting by Pylypchuk, second by Nish